



**ఆంధ్రప్రదేశ్ రాజ పత్రము**  
**THE ANDHRA PRADESH GAZETTE**  
**PUBLISHED BY AUTHORITY**

**PART I EXTRAORDINARY**

**No.983**

**AMARAVATI, THURSDAY, AUGUST 17, 2023**

**G.749**

**NOTIFICATIONS BY GOVERNMENT**

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**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Land Allotments – APIIC - Allotment Regulations, 2023 – Approved –  
Orders - Issued.

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**INDUSTRIES & COMMERCE (INFRA) DEPARTMENT**

G.O.Ms.No.67

Dated 24.07.2023.  
Read the following:

1. G.O.Ms.No.22, Ind. & Comm. (P&I) Department, dt.19.03.2023.
2. From the VC&MD., APIIC Ltd., Single e-file No.APIIC-17021/  
1/2023-ASSEtMGMT (Computer No.2023130).

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**ORDER:**

The VC&MD., APIIC Ltd., in his proposal 2<sup>nd</sup> read above, has submitted the proposal to the Government for approval of the Draft Allotment Regulations, 2023, in line with the new Industrial Development Policy 2023-27 issued vide G.O. 1<sup>st</sup> read above.

2. Government after examining the proposal, is hereby approved the APIIC Allotment Regulations, 2023, as appended to this G.O.

2. The Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Ltd., Mangalagiri, and the Commissioner of Industries, A.P., shall takenecessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN  
SPECIAL CHIEF SECRETARY TO GOVERNMENT & CIP

To  
The Vice Chairman & Managing Director,  
A.P. Industrial Infrastructure Corporation Ltd., Mangalagiri -522503.  
The Commissioner of Industries, A.P., APIIC Towers, Mangalagiri -522503.  
Copy to:

The P.S. to Hon'ble Minister (III&C and IT).  
The P.S. to Spl. C.S. to Govt. & CIP., Ind. & Comm. Department.  
Sf/Sc.

//FORWARDED::BY ORDER//

  
SECTION OFFICER







**Annexure to G.O.Ms.No.67, Ind. & Comm. (Infra)  
Dept., dt.24.07.2023.**

# **APIIC LAND ALLOTMENT REGULATIONS 2023**

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## 1. Definitions

The rules laid out in this document are called the "INDUSTRIAL LAND ALLOTMENT REGULATION 2023".

These regulations shall apply to all industrial estates developed/ possessed by APIIC. Land allotments made under APIIC Industrial Parks Allotment Regulations, 2020 or earlier, will continue to be governed by the same regulations. The APIIC Industrial Parks Allotment Regulations 2023 shall not apply to those cases in respect of which decisions have already been taken and also to the cases pending before the Courts of Law.

These Regulations shall come into force with immediate effect and will replace the earlier regulations for new land allotments made from hereon.

	Allotment	means allotment of Plot/Land parcel developed or possessed by APIIC for establishment of Industrial/Commercial activity/Service Housing, as prescribed in the regulation
1.2	Allotment Price	means the amount (exclusive of GST and other applicable taxes) as determined by APIIC and mentioned in the Provisional allotment letter, payable by the Allottee towards the Allotment
1.3	Allottee	means an individual or person including a group of individuals under Indian Partnership Act of 1932 or a company registered under the Indian Companies Act or Limited Liability Partnership Act of 2008, or Co-operative Institution, or a body incorporated under any Act of Indian Law, established for the purpose of industrial activity/service  to whom any premises was allotted by the Corporation.
1.4	Annual Lease Rental	is the annual lease rent charged to the Allottee for the allotment and as fixed by APIIC but excluding service and other taxes.
1.5	Applicant	means an individual or person including a group of individuals under Indian Partnership Act 1932 or a company registered under the Indian Companies Act or Limited Liability Partnership Act 2008, or Cooperative institution, or a body incorporated under any Act, who has made an application following the prescribed procedure of APIIC for establishing an industrial activity.
1.6	Board	means the Board of Directors of APIIC as defined under relevant provisions of Companies Act 2013.
1.7	Commercial plots	means plots/ land parcels reserved for allotment for commercial usage as defined in the regulation.
1.8	Common Facility Center (CFC)	means plots/ land parcels reserved for allotment for commercial usage as defined in the regulation.

1.9	Family	means Spouse, Mother, Father, Sons, Unmarried daughters, Widowed Daughters-in-Law, brothers below 18 years and unmarried sisters.
1.10	Gross Area	means the total area of the developed or undeveloped parcel of land in an industrial park as per approved layout or Land Parcel possessed by APIIC.
1.11	Implementation	means where the unit was fully implemented and commenced commercial operation to the capacity indicated in the project report and has fully utilized the plot/land allotted for the purpose for which it is allotted as envisaged in project report.
1.12	Industrial Estate	means industrial park/ land parcel/ sheds, spaces developed or possessed by APIIC for allotment.
1.13	Industrial Park	means an estate developed primarily for establishment of industrial units to manufacture any product or service units, and having basic infrastructural facilities like developed plot, internal roads, water distribution facilities, sewage, power distribution, common effluent treatment facilities, communication facilities and such other facilities/services as may be required. Wherever, the word Industrial Park" is indicated, it includes Industrial Parks, Industrial development parks, Industrial Development areas, Autonagars, Wood Complexes, Electronic Complexes as the case may be. This park is either developed or is being developed.
1.14	Land Parcels	Undeveloped land parcel or bulk land parcels possessed by APIIC for allotment. Undeveloped means land parcels without any form of internal infrastructure such as roads, water power, greenery etc. These plots shall have external approach road during the time of allotment.
1.15	Layout	means and includes a plan approved or proposed to be approved or sent for approval to Directorate of Town and Country Planning (DT&CP) or any Urban Development Authority (UDA) or any other competent authority or Layouts prepared by as per the applicable norms and approved by competent authority.
1.16	Net Saleable Plotted area	means, the area comprising of the total extent that can be allotted on lease as per the layout. This excludes, greenery, roads, open area and utilities (such as treatment plant, water, power etc.)

1.17	Plots	means developed or undeveloped parcel of land in an industrial park as per approved layout.
1.18	Sector Specific Park	means and includes a sector specific park like Financial District, Information Technology Park, Electronic Manufacturing Clusters, Food processing park, Textile / Apparel park, Biotechnology Park etc.
1.19	VC & MD	means and includes the Vice Chairman & Managing Director of APIIC, including the one who is holding the post as additional charge or his successor as appointed by the State Government.
1.20	Zonal Manager	means the officer of the APIIC who is appointed as Zonal Manager and includes the one who is holding the post as additional charge and also includes any other officer who is vested with such responsibilities.

## 2. Layout

2.1 APIIC shall prepare layout as per applicable norms and get it approved by the competent authority from time to time. Post approval, these layouts shall be uploaded in APIIC website for ensuring transparency of information and promoting ease of doing business.

2.2 While developing Industrial Parks, following conditions to be incorporated in addition to the prevailing applicable regulatory norms:-

a) At least 16.2% and 6% of the net saleable plotted area in an industrial estate developed/ possessed by APIIC, shall be reserved for allotment to entrepreneurs from Scheduled castes (SC) and Scheduled Tribes (ST) respectively.

b) Upto 10% of the net saleable plotted area shall be reserved for Common Facility Center (CFC) and commercial plots with 5% each. These commercial plots shall be free from reservation for any category of entrepreneur. Further, based on demand and market assessment VC&MD of APIIC may earmark additional extent in an Industrial Park/ land parcel possessed by APIIC for Common Facility Center (CFC) or commercial plots

c) In an Industrial Park, upto 15% of the net saleable plotted area shall be made into smaller compact parcels ranging from 300 square meters to 1 acre for promoting Micro and Small Enterprise (MSE) and for the purpose of supporting the Medium, Large and Mega entrepreneurs with a MSE ecosystem.

d) Wherever APIIC finds its feasible (based on feasibility report) APIIC may earmark certain extent in an Industrial Park/ land parcel possessed by APIIC, for development of Logistics and related activities.

e) Plots/Land parcels (if any) facing/abutting the National Highways (N.H)/ State Highways (S.H)/ District/PWD/ ZP roads/ the Service Road of the Corporation parallel to the N.H/S.H/ District Roads should be clearly marked in the layout. Frontage charges shall be levied on these plots by PF&IC as per clause 7.8.

f) For industrial parks equal to or above 100 acres, the industrial park will also reserve upto 5% of net saleable plotted area for housing needs and social infrastructure based on the need.

g) It is mandatory that all Layouts shall provide space for waste disposal/waste management. It is the responsibility of the industrial unit to take necessary actions/to make arrangements for safe disposal of treated waste complying with the norms prescribed by APPCB. However, APIIC shall facilitate setting up of common effluent treatment plants, including marine outfall wherever relevant for homogeneous industries/industries of same nature in the industrial park based on the demand and nature of industries operating in an industrial park.

2.3 The above conditions shall be subject to modification, for industrial parks developed under financial assistance by Government of India and/or Government of Andhra Pradesh through various schemes launched from time to time. The modification thus incorporated shall have the approval of VC&MD and post approval shall be put to board subsequently.

### **3. Site Plan**

3.1. Zonal Manager shall ensure that detailed survey, measurements and plotting are done. Further all information needs to be made available in digital format through APIIC website or any GoAP website as directed from time to time.

3.2. Detail information shall be made available through GIS mapping for each industrial estate of APIIC. In this regard, the Zonal Manager shall coordinate with the MIS wing and ensure that the plot details are uploaded and updated from time to time in APIIC website.

3.3. Site plans of industrial estates, with the common use areas, green (open) spaces and CFCs, are clearly earmarked and boundaries are fixed, with standard boundary stones along with the details like dimensions, extent of plot/area, survey no. in which the same are situated are made available in the Zonal and the Sub-Zonal offices of the Zone for information of entrepreneurs. Bifurcation of plots and allotment of bifurcated plots shall not be allowed, without the permission of the competent authority.

3.4. Any Change in the approved layout or plotting plans shall be made with the approval of the competent authority only after which such plots will be allotted. Any allotment done prior to such approval will not be treated as valid allotment.



#### **4. Notification of Industrial Parks**

4.1 APIIC needs to ascertain demand before developing/ acquiring land for an industrial estate in any region of the State. APIIC may appoint domain experts for ascertaining demand. GM, DIO shall also be involved in the process.

4.2 Head Office of APIIC shall publish information periodically in one English newspaper and Telugu newspaper, which have wide circulation intimating the launch of the New Industrial Park and also intimating availability of vacancies in the existing industrial parks on a quarterly basis and inviting entrepreneurs to file applications for allotment.

4.3 The details of all Industrial Parks regarding facilities and availability of land for allotment and rate per sq. meter shall be hosted on the web sites of APIIC and Commissioner of Industries. The same shall be displayed on the notice boards of the respective Zonal, Sub- Zonal offices of APIIC and offices of DIC regularly.

4.4 In respect of vacancies in all industrial estates, the information shall be updated on the website and also simultaneously displayed on the notice boards of the respective Zonal, Sub-Zonal offices of APIIC and offices of DIC.

4.5 For Industrial parks developed by APIIC, no allotment shall be made without displaying the vacancy on the website at least for continuous period of 15 days for inviting the applications for allotment of the plot. However these conditions may be exempted under following conditions

- a) Industrial clusters developed through external fund
- b) Land acquisition for other (LAO)
- c) Government order released from time to time.

4.6 The details of vacancy shall also be communicated to the respective District Collectorate, offices of District Industries Centre and AP State Financial Corporation from time to time.

4.7 The layouts of Industrial Parks should be displayed on the Notice Boards of respective Zonal/Sub Zonal offices and DIC offices. The layouts should also be placed in the web site of APIIC and Commissioner of Industries.

4.8 The components of infrastructure planned for an industrial park, will also be displayed on the website of APIIC.

4.9 All the members of the State Level Allotment Committee (SLAC) shall also be notified of the vacancy through e- mail or any other accepted mode of reference.

## **5. Industrial Area Local Authority (IALA)**

5.1 The local body functions within an Industrial Park/ Industrial Estate/ Special Economic Zones established by APIIC are being performed by IALAs. The IALAs are exercising the functions of a Municipal Corporation / Municipality/ Grampanchayat as per AP Municipality Act and any other Government Order released from time to time .

5.2 The operation and maintenance of the industrial estates developed/ possessed by APIIC shall be maintained by IALA as per the guidelines released by IALA or any other Government Order from time to time.

5.3 The industrial estates/ land parcels which are in possession of APIIC and are not under the ambit of any IALA, the Local Body shall do the maintenance of the industrial estates/ land parcels. Further if the industrial estates/ land parcels are not under the ambit of any Local Body, than it shall be operated and maintained by respective Zonal Office till the time IALA is formed. In such a case the Zonal Manager may be permitted by V&MD for executing the roles and responsibilities of IALA commissioner.

## **6. Price fixation & infrastructure committee (PF&IC)**

6.1 VC & MD shall constitute a committee, called Price Fixation & Infrastructure Committee (PF&IC) comprising of following members:-

<b>S No.</b>	<b>Designation</b>
I.	Executive Director(s) APIIC Ltd.(Chairman)
II.	Engineer-In Chief APIIC Ltd.
III.	Officer on Special Duty-Lands or Revenue/ Deputy Collector (Lands)
IV.	Chief Engineer(s) APIIC Ltd.
V.	Chief General Manager(s) -Asset Management, APIIC Ltd.
VI.	Chief General Manager(s) -Finance, APIIC Ltd.
VII.	General Manager(s)- Asset Management, APIIC Ltd.
VIII.	General Manager(s)- Finance (Convener) , APIIC Ltd.
IX.	Zonal Manager (Respective Industrial Estate) , APIIC Ltd.
X.	General Manager, Local Authority Cell, APIIC Ltd.
XI.	Deputy Director/ Any, DTCP (on Deputation to APIIC Ltd.)
XII.	Any other expert recommended by VC&MD

6.2 The role and responsibilities of PF&IC are as follows:-

- a. To recommend the Allotment Price of land parcels/ plots in industrial estates developed/ possessed by APIIC.

- b. Ascertain premium to certain parcels of land within an industrial park based on location, accessibility, demand and other such parameters. The identification of such premium plots shall be done during the planning stage of the industrial park.
- c. To recommend the reserve price of land parcels/ plots in an industrial estate developed/ possessed by APIIC, that are being proposed for e-auction/ Bidding.
- d. To recommend the level of infrastructure facilities to be provided in an industrial park.
  - I. The PF&IC shall verify the demand report, submitted by Zonal Manager or Domain expert as and when required.
  - II. The zonal managers are required to submit layout status along with the required budget for all works envisaged in upcoming Financial Year.
  - III. Quarterly review to be conducted for monitoring utilization of allocated budget and commencing estimation of budget for allocating in ensuing financial year.
  - IV. The Finance wing is required to deliberate and allocate subsequent budget for the upcoming financial year by end of January.
- e. To recommend applicable rate of administrative charges, provision for environment management plan and interest from time to time.
- f. To periodically update the allotment price of land parcels/ plots in industrial estates developed/ possessed by APIIC
- g. To review the project progress of infrastructure works on a monthly basis
  - I. The zonal managers are required to submit progress report in this regard to PF&IC every fortnight.
- h. To review the project implementation status of all live allotments on a monthly basis.
  - I. The Zonal Managers are required to submit progress report in this regard to PF&IC every fortnight
    - i. The recommend corrective action to VC&MD.

6.3 The PF&IC is a recommendatory body and VC&MD, APIIC may approve or modify the recommendations of the committee, mandatorily recording cogent reasons for the same.

6.4 Post approval of allotment price by VC&MD, from time to time, for all the industrial parks are to be placed before the Board for information and shall be updated every month on the websites of APIIC/Commissioner of Industries and the Single Desk Portal of Industries Department.

## **7. Procedure for estimation of Allotment Price by PF&IC**

### **7.1. Categorization of Mandals on basis of Industrial Growth**

In order to ensure balanced industrial growth across the state, APIIC will strive to create industrial parks across the state in the following manner:-

- a. Each of the mandals in the state are categorized based on the Industrial GVA into Category A Mandals with high industrialization, Category B mandals with moderate industrialization and Category C mandals with low industrialization (Details in Annexure)
- b. In order to ensure that in low and moderate industrialized mandals, the allotment price remains low, mostly government lands can be chosen for development.
- c. If APIIC must acquire private land, it will ensure that low-cost lands are chosen as a priority to keep the overall cost of developed land as minimum as possible
- d. Additionally, in low and moderately industrialized mandals, admin buildings will not be developed and low-cost roads and drains are developed to keep the cost of developed land as low as possible.

### **7.2. Cost of Acquisition or acquiring the Land by APIIC**

- a. For land allocated or transferred by Government of Andhra Pradesh to APIIC, the cost of raw land as fixed in the land acquisition award by the Government of Andhra Pradesh, and the costs incurred towards land acquisition proceedings.
- b. Rehabilitation and Resettlement cost, if any, as per Government policies
- c. Establishment charges, if any, of the Land Acquisition Unit.
- d. Enhanced land compensation claims awarded by the Courts or likely to be awarded by the court.
- e. In case of Government lands or DKT or Assigned lands which have been given possession to APIIC by Government, the cost of acquisition of this land is to be loaded into the final Allotment Price along with conversion (if any), ex-gratia, administration charges and any other charges realized.
- f. The exgratia as fixed by the Government through its alienation orders or any other communication is to be taken.

- g. Cost of acquisition from DKT/ Patta owner.
- h. Any other charges incurred during acquisition / alienation including legal and other relevant expenses
- i. Cost of money spent for land acquisition as determined by APIIC from time to time.
- j. Administrative charges at applicable rate as decided by APIIC from time to time.
- k. The value of undeveloped land for some projects on "as is where is basis" can be worked out separately considering estimated deductions for open spaces, approach roads, wastages and market value and such other relevant factors. APIIC can consider escalation of 9% year on year on the cost of raw land, if the land is acquired from private landowners.

### **7.3. Cost of development of Infrastructure**

- a. Layout approval charges/land use conversion charges/development cost or any other such statutory charges including NALA charges, etc. are payable as levied by the statutory agencies.
- b. Estimated cost of common infrastructure like compound wall, approach road, internal access roads, communication facilities, water supply, power supply, rain water harvesting, sewage and drainage lines, storm water drainage, waste disposal facilities, landscaping and tree plantation, administrative building, environment management plan, fibre optics and other facilities as may be required.
- c. Estimated cost of environment management plan at the applicable rate as decided by APIIC from time to time.

For certain specific infrastructures, the implementing agency may opt to avail Viability Gap Funding (VGF) for infrastructure development projects that are to be implemented on PPP basis under the Government of India Scheme and other provisions provided by Government from time to time.

- d. While calculating the cost for development of infrastructure following components shall not be considered for determining the allotment price. However the PF&IC is required to list out the cost of these components in its report for reference of VC&MD.

I. **Common Effluent Treatment Plant (CETP):** APIIC shall develop it through private participation/ Own funds and shall meet the monetary requirements for developing and operating the plant by allowing the SPV/ Developer/ Private Player to generate through user fee. The user fee shall be fixed by PF&IC in consultation with the SPV/ Developer/ Private Player from time to time.

II. **Sewage treatment Plant (STP):** APIIC shall develop it through private participation/ Own funds and shall meet the



monetary requirements for developing and operating the plant by allowing the SPV/ Developer/ Private Player to generate through user fee. The user fee shall be fixed by PF&IC in consultation with the SPV/ Developer/ Private Player from time to time.

III. **Internal Water Supply System:** APIIC shall ensure provisions are made during preparation of layout for laying water supply pipelines. APIIC shall lay such pipes as and when requested by the allottee, duly collecting the cost of laying pipeline for the purpose of supply of water to the unit from the allottee for execution of such works. In this regard Zonal Manager shall execute the entire work duly taking approval from Head of Engineering Department.

#### **7.4. Administrative, Financing Cost and other Charges**

- a. Finance costs i.e. Cost of the money spent on the Land and Development. Average cost of financing will be fixed by the board every year on the basis of the cost audit reports.
- b. Administration charges to cover the salaries and overheads of the organization will be fixed by the Board annually in April every year. The administration charges levied in development of any industrial park will not exceed 10% of the (Land Cost+ R&R expense+ Infrastructure Development cost).
- c. Interest Charges on money deposited with LAO: @10% per annum on the land cost

#### **7.5. Grants, concessions, rebates on Allotments made by government at concessional rates**

- a. The grant/ rebate/ concession, if any given by Government (subject to receipt of grant) under certain specified schemes covering component(s) of infrastructure will be utilized for the purpose intended and will be deducted while fixing the Allotment Price . This will not apply for subsequent revisions of Allotment Price of that industrial park.
- b. APIIC shall reimburse proportionate allotment price to the allottee against grant/ rebate/ concession, if any given by Government (subject to receipt of grant) under certain specified schemes covering component(s) of infrastructure and land cost.
- c. Wherever allotments are made as per the directions of the Government, any deviation in the agreement / directions shall be with the approval of the Government.

#### **7.6. Under-recoveries on cost**

Any gap in recoveries of costs incurred, due to discounts or rebates offered to the entrepreneurs in light of decisions taken by APIIC or Government, may be recovered from other profitable industrial parks or from commercial plots or through common utility charges.

## 7.7. Determination of Allotment Price

Step1: Determination of Base Price= [Land Cost] + [R&R Expense] + [Infrastructure development cost] + [Administrative, Financing Cost and other Charges] - [Grants, concessions and rebates] + [Under-recoveries on cost]

Step2: Determination of occupancy of Industrial Park= [Total extent covered by No. of live allotments / Net plotted saleable area] x 100

Step3: Determination of Allotment Price: Adjustment of Base price.

% of Occupancy	% Increase of base Price
Less than or equal to 20%	0%
More than 20% and less than or equal to 50%	5%
More than 50% and less than or equal to 80%	8%
More than 80%	10%

## 7.8 Frontage Charges (to be levied in addition to Allotment Price)

- a. Frontage charges for land parcels/ plots, facing/abutting the National Highways/ the Service Road of the Corporation parallel to the N.H. shall be levied at 20% of the land cost (i.e land cost excluding infrastructure cost)
- b. Frontage charges for land parcels/ plots, facing/abutting the State Highways, or the Service Road of the Corporation parallel to the S.H, shall be levied at 15% of the land cost (i.e land cost excluding infrastructure cost) .
- c. Frontage charges for land parcels/ plots, facing/ abutting District/PWD and ZP roads, or the service road of the Corporation parallel to District/PWD road, shall be levied at 10% of the land cost (i.e land cost excluding infrastructure cost)
- d. Even if service roads formed by Corporation divide the land parcels/ plots from the National Highways/State Highways etc., frontage charges shall be levied as mentioned above.
- e. In respect of sheds, frontage charges shall be levied only on the value of plot.
- f. Frontage charges levied shall form part of the final Allotment Price and shall be fixed by PF&IC while determining the price of the plots/ land parcels in an industrial estate developed/ possessed by APIIC.
- g. These frontage charges along with the earmarked plots shall be reflected in the website of APIIC.

## **7.9 Premium Plots (to be levied in addition to Allotment Price)**

a. Premium shall be levied on plots which are surrounded by roads in following manner:-

- i. If the allotted plot is surrounded by approach roads on two sides. then 2% of the prevailing land rate will be charged as premium
- ii. If the allotted plot is surrounded by approach roads on three sides, then 5% of the prevailing land rate will be charged as premium
- iii. If the allotted plot is surrounded by approach roads on four sides. then 10% of the prevailing land rate will be charged as premium.

b. If one or more plots are allotted as a single allotment and either of the plots are surrounded by roads on any side, then the premium is to be collected as applicable i.e., 2%, 5% and 10% treating entire allotment as single plot. *E.g. if plot nos 1 to 4 are allotted to a single allottee and either of the plots are surrounded by roads then premium has to be collected on the prevailing land rate of 4 plots put together.*

c. The above premiums will be applicable to all the industrial parks where occupancy is more than 20%.

## **8. Allotment Price for Anchor Units**

**8.1.** In light of the Industrial Development Policy 2023-27 specific support package is provided for anchor investments in greenfield industrial parks/ estates/nodes as well as existing industrial parks/ estates/ nodes in which only less than 20% of the land has been allotted.

**8.2.** Anchor units are defined as the first and lead investor in the designated industrial park whose brand value & potential for backward and/or forward linkages shall stimulate further investment in the Industrial Park/Industrial area. The anchor Industry shall bring a minimum investment of Rs.500 Crores or employing more than 1,000 persons and promote at least 5 downstream / upstream industries.

**8.3.** The IDP 2023-27 envisages that the Anchor units will be provided required land for the project as per appraisal based on DPR, at 25% of the land price in the case of APIIC land, as per decision of the SIPB

**8.4.** Anchor Units will 'be provided required land for the project as per appraisal based on DPR. Further Anchor units shall be given land as per the recommendation of GoAP/SIPB.

### **Allotment price for Anchor Units in B & C Category Mandals:**

**8.5.** The adjusted Allotment price shall be further discussed for encouraging investors to invest in Category B and Category C Mandals.

**8.6** In Category "C" Mandals first 10 Anchor units with an investment of more than Rs.100.00 Crores or creating more than 1000 Nos. direct employment, and in Category "B" Mandals, first 10 anchor units with an investment of more than Rs.250.00 Cores or creating more than 1500 Nos direct employment will be given the discounted cost of allotment as below:-

Mandals	First 10 Anchor Units	Next 10 Anchors Units
Category - C	33% discount on the adjustment Allotment Price	20% discount on the adjusted Allotment price
Category - B	20% discount on the adjusted Allotment price	12% discount on the adjusted Allotment price.

## **9. Maintenance Charges**

- a. The initial cost of maintenance shall be at @ Rs.1/- Per Sq. Mtr Per Annum which will be collected by the Zonal Manager after implementation of the project. Wherever the property tax revenue is not sufficient for meeting the regular civic amenities, in such IPs in addition to Property tax maintenance charges to be collected at Rs.1/- Sq.Mtrs per Annum
- b. At the beginning of the financial year, the PF&IC may revise the maintenance charges per acre per annum for industrial and commercial units keeping in view the maintenance charges existing in other comparative parks outside the state.
- c. The maintenance charges for commercial units will be at least twice that of the charges for industrial units.
- d. Additionally, the PF&IC will also decide the charges to be levied on common facilities such as CETPs, WTPs, ETPs etc. These funds will be allocated to be used for maintenance of the park by the Zonal Manager.
- e. Maintenance charges will be collected for all units existing within the APIIC developed industrial parks for the purposes of maintenance and upkeep of the assets created by APIIC.
- f. Further APIIC may appoint domain expert for development and operation of gap infrastructure through private player participation on DBFOT model or any other appropriate model.

## **10. Cost Audit**

An annual cost audit will be performed by with the help of third party agencies who will bench mark the developmental costs of APIIC with respect to each industrial park in the state as well as other similar infrastructure works within the state and in other industrial parks outside the state. The annual cost audit report will be laid by the VC&MD before the board for necessary ratification.

## 11. Land Allotment Procedure

11.1 An entrepreneur who requests for allotment of industrial plot/ land parcel in an industrial estate developed or possessed by APIIC shall file an online application. Further allotment shall be offered on "as is where is basis" for a period of 33/66 years lease.

11.2 Land Acquisition for Others (LAO):

a. The land shall be acquired based on following category

Category	Description	Minimum Extent for acquisition	Process fee (Non-Refundable)	EMD (Refundable)
Category-I	I. Land acquisition for compactness - where entrepreneur acquire certain portion of land and approaches APIIC for acquisition of balance land II. Land acquisition for expansion of existing unit	No Limit	NR 40,000 per acre or part thereof	Rs 1,00,000 per acre or part thereof. This shall be adjusted against land cost.
Category-II	I. Land acquisition for road II. Land acquisition for railway siding or other linear acquisition	No Limit	NR 1,00,000 per acre or part thereof	
Category-III	I. Fresh land acquisition	50 acre	NR 60,000 per acre or part thereof	

b. Any other rule pertaining to LAO shall be applicable as per Government order released from time to time

11.3 The Allottee has the option to extend the lease period from 33/66 years to 99 years, after 10 years of successful operation from date of issuance of DCP. In such a case the Allottee can extend the lease period as mentioned above without paying any additional amount, but the Allottee shall continue to pay the Annual Lease Rental as per clause 15.4.

11.4 The Single Desk Portal (SDP) under Commissioner of Industries, Govt of AP which is integrated with the APIIC portal will serve as a platform for filing land allotment applications. APIIC will accordingly process the land allotment application within 21 days of the application. Any additional data required for allotment will be accordingly updated in the application forms



on SDP and additional information called within the overall SLA period itself.

11.5 In order to ensure quick review of applications and allotment of land, the allotments will be done by the following committees

- a. Allotment for Plots upto 50 acres: State Land Allotment Committee (SLAC), headed by the VC&MD, APIIC will decide on allotments of lands upto 50 acres.

In case the SLAC does not decide on the allotment of land within 60 days of online application, the same can be decided by the Board of APIIC. Appeal shall lie with the Board in these cases.

- b. Allotment for plots more than 50 acres: Government through the SIPC/SIPB may allot the land on the basis of the recommendations of the Committee of Senior most Secretaries comprising of Industries and Commerce, Infrastructure and Investment, Energy, ITE&C departments. The VC&MD, APIIC will function as the Convener and Member Secretary of this Committee of Secretaries while Special CS., industries and Commerce Dept., will Chair the same. This committee will meet atleast once in 2 month or more frequently as per need.

## **12. Scrutiny & Categorization of Applications**

12.1 For plots upto 50 acres:

- a. The applications filed 'online' will be examined and decided by the State level Scrutiny Committee (SLSC) headed by Executive Director, APIIC concerned (or) the person authorised by the VC&MD., APIIC, which will be sent to State Land Allotment Committee (SLAC) for issuing final allotment.
- b. The SLSC and SLAC shall be conducted every 30 days mandatorily. In case of holiday, the next working day shall be considered.
- c. The agenda for the SLAC shall be generated by Asset Management Wing, 72 hours prior to the date of commencement of meeting by SLSC and shall be circulated to the concerned members of the committee of SLSC and SLAC a day before the meeting is schedule with final recommendations.

12.2 Incomplete applications filed through online shall be rejected by APIIC and the applicants will be informed about the reasons for rejection. However, rejection is not a disqualification

12.3 Subject to the viability of the project, the applications received shall be categorized into the following categories

- a. SC & ST applicants, in case reserved plots are not available for them.

b. Entrepreneurs from Ex-servicemen category, subject to production of necessary evidence of having served in the military/auxiliary services.

c. The Allottees who have established the industries in the allotted land fully and seek for adjoining/nearby premises for expansion of their existing units in the same Industrial Parks/Industrial Development Parks and such expansion involving a minimum 25% in the original installed capacity.

d. Women entrepreneurs;

e. Land losers-out of acquisition of lands secured for development of industrial

12.4 Based on the recommendations of the SLSC, SLAC authority will take a decision for allotment on the basis of the following criteria such as Financial viability of the project, Green category industries, Justification for land, Investment to be made and Employment to be created, Foreign Direct Investment (EPI), Export oriented Units etc. When multiple applications are received for same plot(s), priority shall be given for expansion of the existing unit and the weightage shall be accounted to other applicants which is as follows:-

<b>Sl. No.</b>	<b>Category</b>	
1	SC & ST , BC, Women and Ex Servicemen	10%
2	Land Losers	10%
3	Projected investment	10%
4	Projected generation of employment	10%
5	Land sought for expansion	10%

12.5 No Reservation in considering applications for allotment, but priority shall be assigned depending on the viability of the project. However, reservations are to be assigned to specific category of applicants, as per the directions of the Government from time to time.

12.6 In case of allotments to IT/IT Enabled Services, APIIC shall send a requisition to the Department of ITE & C for providing recommendation within 15 days to facilitate the SLAC for Land Allotment

12.7 In case of allotments to Food processing industrial units, APIIC shall send a requisition to the AP Food Processing Society for recommendation within 15 days to facilitate the SLAC for Land Allotment

12.8 The above priority/categorization will not apply in cases of the industrial areas, where allotment is through e-auction.

12.9 Allotment of Plots through auction

a. APIIC may opt to allot plots/ land parcels through limited E-

auction under following conditions:-

- In case 3 or more applications (which are found to be valid i.e have submitted all information requisite for evaluation and allotment) are received for a plot/ land parcels. APIIC shall conduct E-auction within the applicants only;

OR

- In case of two applications (which are found to be valid i.e have submitted all information requisite for evaluation and allotment) are received for a plot/ land parcels and both of the applicant have same weightages, as per clause 12.4, such plot/ land parcels shall be proposed for allotment through E-auction. APIIC shall conduct E-auction within the applicants only;

b. APIIC may opt to allot plots/ land parcels through open E-auction under following conditions:-

- If the plots doesn't qualify under any form of reservation for SC/ST entrepreneurs and is encumbrance free, in such a case the plots which are having high demand may be proposed for E-auction;

OR

- If the land parcel is having high commercial value/ demand in such a case the plots may be proposed for E-auction;

c. The reserve price of E-auction shall be fixed by PF&IC

d. For open E-auction, a refundable EMD of 10% of the Reserve Price shall be collected from all the participants. The EMD shall be collected from all participants (Reserved and Non-reserved).

e. For all E-auction, the participant shall pay a Non-refundable processing fee as mandated in the Terms of reference of the E-auction. The processing fee shall be collected from all participants (Reserved and Non-reserved).

f. The successful bidder under the E-auction, shall be allotted land as per the prevailing allotment regulation.

g. The permissible usage of the land shall not change in any circumstances.

### **13. Provisional Allotment Letter**

13.1 The provisional allotment letter will indicate the details of premises, extent, and purpose of allotment and allotment price.

13.2 The provisional allotment Letter shall detail the components of the infrastructure planned and provided for in the industrial park and various

grievance redressal mechanisms in case of non-completion of the same as per committed timelines.

13.3 A copy of site plan will also be attached along with the provisional allotment letter.

13.4 Provisional Allotment letter will be sent through the registered email of the allottee, within 5 working days from the date of approval of application by SLAC.

## **14. Payment**

### **14.1 During filling of Online Application**

a. Processing fee: The applicant has to pay a non-refundable processing fee of 0.1% of the Allotment Price of the selected industrial plot/ land parcel or Rs.1,000 (Rupees one thousand) whichever is higher.

b. Earnest Money Deposit (EMD): The applicant has to pay a refundable processing fee of 10% of the Allotment Price of the selected industrial plot. In case the application is cancelled before allotment, the EMD shall be automatically refunded to the applicant within 5 working days. Further in case the application is approved the EMD shall be adjusted with the allotment price and same shall also be mentioned in the provisional allotment letter. No EMD amount shall be paid by SC/ST entrepreneurs while filling of online application

14.2 As part of Ease of doing business the allottee can avail various payment option for paying the allotment price. The applicant can select the preferred payment option at the time of filling of online application for allotment of selected plot/ land.

14.3 All allotments are made at the rate applicable as on the date of filing the valid application. Any revision of cost, during the intermittent period of the date of filing the application and the date of convening of state level allotment committee in which the said applications are considered is not applicable. Since the applications are considered at different levels of the Allotment Committee and any delay in convening the Level Allotment Committee/s either at the district or at Head Office, shall not affect the applicant who has filed the application in full shape.

14.4 The allottee shall have a maximum time of 60 days for making the payment of Allotment Price mentioned in the provisional allotment letter.

14.5 In case the allottee doesn't pay within the stipulated time of 60 days, the allotment will be summarily rejected and the payment made (if any) will be refunded within 7 working days. However the EMD amount (i.e 10% of the allotment price of the plot/ land parcel) or INR 1 lakh, whichever is less shall be forfeited.

14.6. Payment option of Allotment Price:

Option	Payment Option	Lease Term	Payment of balance "Allotment Price"	Annual Lease rental
1	100% of Allotment Price	33 66 Years	NIL	Annual Lease Rental calculated as per clause 15.4, shall be paid from the date of signing of Lease Deed
2	75% of Allotment Price	33 66 Years	On completion of the stipulated period for implementation of project or DCP whichever earlier, the Balance amount shall be paid either as: <ul style="list-style-type: none"> <li>Over 4 years - 12% of allotment cost per year (or)</li> <li>Over 6 years - 9% of allotment cost per year</li> </ul>	Annual Lease Rental calculated as per clause 15.4, shall be paid from the date of signing of Lease Deed.
	50% of allotment price	33 66 Years	On completion of the stipulated period for implementation of project or DCP whichever earlier, the Balance amount shall be paid either as <ul style="list-style-type: none"> <li>Over 4 years - 20% of allotment cost per year (or)</li> <li>Over 6 years - 15% of allotment cost per year</li> </ul>	Annual Lease Rental calculated as per clause 15.4, shall be paid from the date of signing of Lease Deed.
	25% (only for SC/ST)	33 66 Years	On completion of the stipulated period of implementation of project or DCP whichever is earlier. The balance 75% will be paid in 8 equal annual installments with 8% interest per annum	Annual Lease Rental calculated as per clause 15.4, shall be paid from the date of signing of Lease Deed.

#### 14.7. Buyout Option upon payment of premium

a) The Allottee has an option to buy the plot/ land parcel which was allotted on lease, after 10 years of successful operation from the date of issuance of certificate of DCP. The continuous successful operation of the unit, when in question shall be ascertained by the state level committee (SLC) or the DIEPC as the case may be as per the operational guidelines of IDP 2023-27. Any break in production and condonation thereof shall also be



as per operational guidelines as mentioned above.

b) Buyout premium is 20% of the Allotment Price. However, the allottee can avail zero percent (0%) of buyout premium under following conditions:

- I. Allottee has made payment of allotment price by selecting the payment option of 100%, AND;
- II. Allottee has implemented the project within the stipulated time (without availing EoT) as per the final allotment letter/ provisional allotment letter. In such a case certificate of DCP will be the required supporting document.

## **15. Execution of Lease Deed**

### **15.1 Final Allotment Letter**

- a. On completion of payment of allotment price as per the conditions of the provisional allotment letter an automated Final Allotment Letter shall be issued to the allottee on its registered email, within 7 working days.
- b. For the purpose of clarification "completion of payment of allotment price" shall mean the allotment price that the allottee is supposed to pay as per the payment option selected by the allottee during filing of the online application.

### **15.2 Submission of Documents and Execution of Leased deed**

The Allottee has to submit the Lease Deed with Lease documents in prescribed format within 7 days from the date of receipt of Final Allotment Letter. Lease Deed in a prescribed format shall be executed and registered by the Allottee and Zonal Manager / Dy. Zonal Manager (AM) immediately within 21 working days.

### **15.3 Physical Possession of plot/ land**

- a. Physical possession, free of all encumbrances, shall be delivered within a maximum of 7 working days from the date of receipt of allotment price.
- b. The ZM/ DZM shall have the actual plot to be measured physically and boundaries of the plot shall be fixed on the ground, as per the site plan attached to the provisional allotment order.
- c. Possession certificate in the prescribed format duly mentioning the exact area / Survey No. shall be signed by the Allottee and ZM / DZM (AM).
- d. The IALA Commissioner with the guidance of the ZM shall upload an acknowledgement from the entrepreneur to APIIC asset management team and the acknowledgement will confirm that the physical possession was given to the entrepreneur free of all

encumbrances, encroachments etc.

15.4 Annual Lease Rental: An annual lease rental of Rs 1,000 per acre or part thereof, will be payable, up to a maximum of Rs 10,000 per Allotment, at such intervals and in such form, as will be intimated separately along with service tax as applicable. The lease rental will remain fixed for the period of the lease, unless otherwise buyout of the plot by the entrepreneur.

15.5 Issuing of NOC: The Allottees may mortgage the leased plot only after obtaining NOC from APIIC to avail loans for construction of factory building or establishment of plant and machinery for the purpose of the project implementation from reputed financial institutions and scheduled banks.

a. Provided that, in case Allottee defaults in payment to financial institutions/ scheduled banks and such financial institution/ scheduled banks a intends for recovery of its dues, APIIC reserves the right to determine the lease, after giving notice/ may permit transfer of leasehold rights in favour of the auction purchaser recommended by the financial institution/ scheduled banks, on payment of the balance Allotment Price along with any interest accrued to APIIC. The plot will be available for its original intended use only and the new lessee can setup and run his unit after seeking all necessary approvals.

b. Financial institutions include all banks and financial institutions approved by Govt. of India.

## **16. Allotment of Plot for Non-Industrial and Industry related commercial Activity**

16.1 Common Utilities: Each industrial unit shall earmark certain extent for common utilities. For the following facilities land will be allotted on a 99 year lease with only 50% of Allotment Price, which shall also be the reserve price for bidding. Further e- auction/e-procurement will be conducted based on bid parameter such as lowest cost of service along with a year-on-year escalation of 1%. Minimum 5% of the bid parameter amount will be earmarked for maintenance under IALA of the park under the guidance of the ZM:-

- a. Post office subject to a maximum of 500 sq. mts.
- b. Fire station subject to a maximum of 1,000 sq. mts.
- c. Police station subject to maximum of 1,000 sq. mts.
- d. Government/ ESI Dispensaries subject to a maximum of 1,000 sq. mts.
- e. Andhra Pradesh Power Transmission Corporation (or its subsidiaries) provided the land is used for putting up for dedicated substation for the respective Industrial Park/Industrial Development Park. The extent of land shall be determined by the scale of the activity/capacity of the sub-station as follows:-

<b>Capacity of the sub-station</b>	<b>Extent required</b>
33/11 KV	0.5 Acres to 1.00 Acres
132/33 KV	3 acres to 5 Acres
200/132 KV	10 Acres
400/200 KV	50 Acres

f. Andhra Pradesh State Road Transport Corporation for providing dedicated transport terminal/bus depot

g. Water supply Boards/similar agencies

h. Industrial dormitories/hostels run by private parties.

16.2 Common facilities: For the following facilities land will be provided on 99 year lease basis with Allotment Price to be fixed as 1.7 times the rate for industrial units and e-auction conducted for all interested parties if more than one eligible applicant is there:-

a. Scheduled Banks

b. Hospitals or Dispensaries run by private individuals/ corporate bodies.

c. Any other commercial purpose compatible to the industrial or allied services like Canteens Weigh Bridges, Ware Houses, petrol retail outlets etc.

d. Any hotels, restaurants, shopping centers, convention centers, office centers, flatter factories etc.

e. Any Telecom service provider

16.3 Social Infrastructure:-

a. An extent of land not exceeding 500 Sq. Mts. would be earmarked for the Service Society of the industries located in the industrial area on lease basis with Annual Lease Rental of Rs.10/-per Sq.Mtr. and to consider allotment only after the Service Society mobilizes necessary capital funds for construction of building or for any activity of the Corporation.

b. Allotment can be considered at 1.3 times of the Allotment Price for housing needs for industrial workers subject to clearance from the local authorities. This land will be allotted through an open e-auction. If satisfactory response is not received through the auction, MD reserves the right to allot the land on nomination to applicants following the due procedure.

c. Land can be allocated for any other social infrastructure such as schools etc. as per the needs and size of the industrial park at the cost of

industrial park rate.

#### 16.4 Guidelines for giving right of way to units established outside APIIC's Industrial Estates:-

##### 1. Background

Allotment of plots or land parcels in industrial estates which are developed or possessed by APIIC is allotted for manufacturing and industry or commercial activity in accordance with the Industrial land Allotment regulation.

Common facilities like roads, power, streetlights etc. in these parks are further operated and maintained by Industrial Area Local Authority (IALA). The local body functions within an Industrial Park/ Industrial Estate/ Special Economic Zones established by APIIC are being performed by IALAs. The IALAs are exercising the functions of a Municipal Corporation / Municipality/ Grampanchayat as per AP Municipality Act and any other Government Order released from time to time. The industrial estates/ land parcels which are in possession of APIIC and are not under the ambit of any IALA are being operated and maintained by respective Zonal Office till the time IALA is formed.

Further, there are industries and commercial units which are established abutting APIIC's industrial estates. The entrepreneur of these industries have submitted multiple representation for providing or allocating land in abutting APIIC's industrial estates to facilitate approach road to their industrial or commercial unit.

GoAP decided to release guidelines to resolve such issues and to have a conducive industrial ecosystem in the state of Andhra Pradesh

##### 2. Purpose

As per the prevailing allotment regulation and IALA guidelines it is mandated to collect property tax and maintenance charges from the unit holder. Further, the allotment price is determined duly proportioning the cost associated with the acquisition of land, development of internal and external infrastructure, as the case may be.

Units which are established outside APIIC's industrial estates do not fall under the ambit of Allotment regulation and IALA guidelines. Further, land allotted to such units for development of approach road will also facilitate usage of common facilities (road, power, security etc.) of the respective APIIC industrial estate. The scale of usage of these facilities may not be in proportion to the allocated land parcel / plot (for approach road) and may expose the usage of common facilities to the entire unit established outside APIIC's industrial estate.

In anticipation of above circumstances and to counter any unaccounted wear and tear or expenditure on APIIC or IALA it is proposed to draft guidelines to resolve such issues.

### 3. Eligibility

Category	Eligibility
<p>Category-I (access to the internal Road)</p>	<ul style="list-style-type: none"> <li>I. Applicant is requesting for access to the internal road of APIIC's industrial estate (the "Right of Access") AND;</li> <li>II. Applicant's unit is established outside the periphery of the industrial estate , AND;</li> <li>III. Applicant's unit is operational/ proposed for establishment, AND;</li> <li>IV. The requested access point and existing land of the applicant should be contiguous in nature, AND;</li> <li>V. Line of activity of the applicant's unit is industrial/ commercial/ residential/ mixed use and Non Hazardous, AND;</li> <li>VI .The line of activity should abide by permissible land use of Industrial Park master plan/ Master plan of UDA or any other Government order released from time to time.</li> </ul>
<p>Category-II (Right of way for development of approach road)</p>	<ul style="list-style-type: none"> <li>I. Applicant is requesting for Right of way for development of approach road to its established unit along with access to the connecting internal road of the industrial estate, (AND;</li> <li>II. Applicant's unit is established outside the periphery of the industrial estate , AND;</li> <li>III. Applicant's unit is operational/ proposed for establishment, AND;</li> <li>IV. The requested right of way, access point and existing land of the applicant should be contiguous in nature, AND;</li> <li>V. Line of activity of the applicant's unit is industrial/ commercial/ residential/ mixed use and Non Hazardous, AND;</li> <li>VI. The line of activity should abide by permissible land use of Industrial Park master plan/ Master plan of UDA or any other Government order released from time to time.</li> </ul>

Category-III (Allotment of land without right of Way)	<p>I. Applicant is requesting for allotment of land/ plot on lease in the industrial estate for development of approach road to its established unit, AND;</p> <p>II. Applicant shall not require any access to the common infrastructure in the industrial estate; AND</p> <p>III. Applicant's unit is established outside the periphery of the industrial estate , AND;</p> <p>IV. Unit is operational/ proposed for establishment, AND;</p> <p>V. The requested land for allotment and existing land of the applicant should be contiguous in nature, AND;</p> <p>VI. Line of activity of the unit is industrial/ commercial/ residential/ mixed use, AND;</p> <p>VII .The line of activity should abide by permissible land use of Industrial Park master plan/ Master plan of UDA or any other Government order released from time to time.</p>
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#### 4. Application Process Flow

Step 1:	<p>I. Filing of online application for allotment of plot/land through Single Desk Portal. This is applicable for units seeking allotment of land (Category-II &amp; III) Entrepreneur Registration (apindustries.gov.in).</p> <p>II. Submitting application for right of Way (ref Annexure-A). This shall be applicable for Applicants seeking Right of Way (Category -I&amp; II)</p> <p>Note: Category III applicant have to submit applications for allotment of land and Right of Way</p>
Step 2:	Payment of processing fee and EMD as per Clause 5
Step 3:	Application to be evaluated and submitted to SLAC within 21 days of filling of application for scrutiny and approval

	<b>If Approved</b>	<b>If Rejected</b>
Step 4:	Issuance of provisional allotment letter within 5 days from the date of approval of application by SLAC and post ratification by GoAP	Applicant is intimated the reason for rejection and the paid EMD amount paid is refunded
Step 5:	Payment of 100% of Allotment price (i.e., excluding EMD paid)	
Step 6:	Payment of Annual maintenance fee as per clause xx for the First year	
Step 7:	Issuance of Right of way/ Handing over of site within 5 days from the date of receipt of complete payment (Allotment price and Annual Maintenance)	

Step 8:	Execution of deed for right of Way/ Right of access within 30 days from the date of receipt of complete payment Category III: Execution of lease deed for the period of 33  66 Years within 30 days from the date of receipt of complete payment	
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## 5. Payment Details

### 5.1. At the time of filling of application

Category	Payment Structure
Category -I	Non refundable Processing fee @ Rs 1,000/- and Refundable EMD @ Rs 1,00,000/-
Category -II	Land allotment : Payment of processing fee and EMD as per Allotment regulation + (And)
	Right of Way: Non refundable Processing fee @ Rs 1,000/- and Refundable EMD @ Rs 1,00,000/-
Category-IV	Payment of processing fee and EMD as per Allotment regulation

5.2 Post approval of application, applicant has to make following payments within 30 days from the date of issuance of provisional letter.

Category	Payment Structure
Category-I	I. Right of Way for 2 lane Road @ Rs x Lakhs per Km II. Right of Way for 3 lane Road @ Rs x Lakhs per Km III. Right of way for 4 lane Road @ Rs x Lakhs per Km For the purpose of clarity, the total distance of Right of way shall be calculated as the shortest length of internal road between the "point of access requested by the applicant" and "the Main Gate exit of the Industrial Estate"
Category-II	Payment of 100% of Allotment price (excluding EMD paid) within 30 days from the date of issuance of provisional allotment letter.  + (And) I. Right of Way for 2 lane Road @ Rs x Lakhs per Km II. Right of Way for 3 lane Road @ Rs x Lakhs per Km III. Right of way for 4 lane Road @ Rs xx Lakhs per Km For the purpose of clarity, the total distance of Right of way shall be calculated as the shortest length of internal road between the "point of access requested by the applicant" and "the Main Gate exit of the Industrial Estate"
Category-III	Payment of 100% of Allotment price (excluding EMD paid) The allottee under shall be covered under the regulations of IALA for the allotted extent.



Further if any additional cost is being realized by APIIC due to change in layout, the same shall be accounted to the applicant proportionately before issuance of final allotment letter.

5.3 Payment of Annual maintenance fee @ Rs 1 per sq. mts. per annum, on the "Total Area". For the purpose of clarity "Total Area" shall comprise of "Requested extent located inside APIIC's industrial estate + Existing extent established by the applicant outside the periphery of APIIC's industrial estate to which the approach road will connect"

- I. Annual Maintenance shall be paid by the allottee annually at the starting of the Calendar Year and as per the demand notice issued by Zonal Manager/IALA.
- II. Payment of property tax on the allotted extent only (extent located inside APIIC's industrial estate) as per the demand notice raised by respective IALA from time to time.

6. Key Consideration for appraisal of the application

- I. Financial Capability of the Applicant is examined to check whether sufficient equity and debt sources are available to syndicate the capital required for the proposed project.
- II. Detail area statement of the existing unit of the applicant abutting the industrial estate developed or possessed by APIIC
- III. Line of activity of the applicant's units along with permissible land use as per the Industrial Park master plan/ Master plan of UDA or any other Government order released from time to time.
- IV. Details area utilization statement (extent located inside APIIC's industrial estate) duly justifying the requirement for approach road.
- V. Implementation Timeline for the proposed project for which the land is allotted should not be more than 6 months from the date of handing over of possession.
- VI The allottee is not permitted to use the allotted plot or Right of way for any activity other than development of approach road or transportation
- VII The allottee is required to setup an entry exit gate at the point of access along with security personnel(s) at his own cost. Further, in case of lapse in any form in this regard shall attract penalty of INR 10,000/- per day. This shall be payable from the date of issuance of notice till the date of cancellation of notice issued by ZO/ IALA.

7. Other Governing terms and Conditions

- I. APIIC shall have all rights on the approach road developed by the allottee inside the boundaries of APIIC's industrial Estate.
- II. The approval for Right of Way doesn't provide Right of ownership in any form to the allottee.
- III. These land parcel can be utilized only for development of approach road and no other activity shall be permissible to the allottee. Any violation in the usage of the land parcel by the allottee shall attract penalty of INR 10,000/- per day.

- IV. The allottee shall abide by the terms and conditions of prevailing Allotment Regulation and
- V. The allottee shall abide the terms and conditions of IALA
- VI. Allottee shall abide by the terms and conditions of G.O.Ms.No.119 (MA&UD) (as applicable), and MoRTH guidelines (as applicable) or any other Government order released from time to time.
- VII. VC&MD of APIIC is in sole discretion, may reject the application/ lease deed/ allotment without submitting any justification. In such a case the allottee may be eligible for refund with respect to the allotted extent as per the prevailing Allotment Regulation.
- VI11. APIIC may cancel the allotment in case the allottee fails to execute the project within 6 months from the date of handing of possession.

## **17. Project Implementation Timeline**

17.1 The Allottee, shall take all necessary steps for implementation of the project and file such papers in evidence of implementation, like applying or securing approval of building plan, power supply, sanction of term loan, Consent for establishment from AP Pollution Control Board or any other document in conjunction with the above approvals / permissions.

17.2 The timelines shall be calculated from the date of handing over of possession.

17.3 Timeline for units with industrial activity: The below timelines are to be ensured from the date of physical possession of plot/land.

Land Extent	All statutory approvals along with building plan	All civil works	Installation of plant and machinery	Trial Production	Commercial Production
Upto 1 acre	6 Months	14 Months	20 Months	22 Months	24 Months
than 1 acre	9 Months	20 Months	30 Months	34 Months	36 Months

17.4 Timeline for units with Non-Industrial activity or Industry related commercial activity: The below timelines are to be ensured from the date of physical possession of plot/land.

Category	All statutory approvals along with building plan	All civil works	Commencement of Activity
Commercial utilities	9 Months	20 Months	24 Months
Common facilities	12 Months	30 Months	36 Months
Social Infrastructure	9 Months	20 Months	24 Months

17.5 The Allottee should implement the project in the allotted plot, for the purpose for which it is sold/Leased, within the stipulated period of the taking possession and go into commercial production before seeking certificate of DCP.

17.6 The Allottee must submit quarterly reports to the ZM about the progress in implementation.

17.7 The Zonal Manager, shall inspect the premises at least once in 3 months to verify progress and assess the progress of implementation and record his findings in the proforma prescribed.

17.8 The ZMs will keep track of allotted plots, approvals being sought and received by the entrepreneurs, adherence to the timelines by these entrepreneurs. The Zonal Manager will make a monthly and quarterly report and submit to PF&IC for decision making in case of EOTs.

17.9. The project implementation stages shall be categorized as follows:

#	Category	Implementation Status
1	R3	Land Allotted
1.1	R3a	Land appl filed + EMD(10%)
1.2	R3b	Provisional Allotment letter issued
1.3	R3c	Commencement of Payment
1.4	R3d	Final Allotment Order
1.5	R3e	Execution of Lease Deed
1.6	R3f	Possession handing over
2	R2	Land in possession of company and other approvals in progress
3	R1	Land in Possession of company and approval obtained
4	G4	Civil works Commenced and ordered for Machinery
5	G3	Machinery Erected
6	G2	Commenced Trial Production
7	G1	Gone in to production
8	C1	Final show cause Notice for cancellation
9	C2	Cancellation Order issued
10	C3	Plot/ Land Resumed
11	C4	Restoration of allotment after cancellation
12	C5	Restoration of allotment after resumption
13	C6	Deed of cancellation executed and refunded

## **18. Extension of Time (EoT)**

18.1 Auto Extension of Time (Auto EoT) for payment of allotment price

- a. The allottee can choose to extent the time period for payment of allotment price for an additional 30 days online.

b. The allottee on submission of online request shall be auto approved for EoT for an additional 30 days

c. An interest @9% on the outstanding allotment price due to be paid by the allottee for execution of lease deed shall be levied which needs to be paid (online) in addition to the outstanding allotment price within the extended period of 30 days.

d. In case the allottee fails to pay within the extended period of 30 days the allotment will be summarily rejected and the payment made (*if any*) will be refunded within 7 working days. However the EMD amount (i.e 10% of the allotment price of the plot/ land parcel) or INR 10 lakh, whichever is less shall be forfeited.

## 18.2 Extension of Time (EoT) for Non-Implementation of project

All application for EoT shall be scrutinized and approved by the EoT committee. Any allottee who has not implemented the project as per the timelines (ref clause 17), shall have to pay following penalty for EoT.

<b>S No</b>	<b>Case Type</b>	<b>Land Extent</b>	<b>Duration of Extension</b>	<b>Penalty</b>
1	In Industrial parks where Infrastructure development promised by APIIC as per final allotment letter is not completed and the allottee is unable to implement his project due to the non-completion of infra works Or Any Government Order released from time to time	All Extents	Up-to one more year (12 months) Any further extension under this clause shall be subject to approval of EoT committee	No Penalty
2	Implementation stage: Between (R2 to G2)	All Extents	Upto 3 Months	Penalty of 1% of Prevailing APIIC Allotment Price to be paid before extension
			Upto 6 Months	Penalty of 2%(i.e., 1% +1%) of Prevailing APIIC Allotment Price to be paid before extension

			Upto 12 Months	Penalty of 4% (i.e., 2%+1%+1%) of Prevailing APIIC Allotment Price to be paid before extension
			Upto 18 Months	Penalty of 6% (i.e., 2%+2%+1%+1%) of Prevailing APIIC Allotment Price to be paid before extension
			Upto 24 Months	Penalty of 8% (i.e., 2%+2%+2%+1%+1%) of Prevailing APIIC Allotment Price to be paid before extension

Further any entrepreneur coming for delay condonation, and in case the delay is more than 2 years, APIIC shall levy additional penalty of 0.5% of prevailing APIIC allotment price ea-per year of delay along with EoT penalty for 2 years as stated above. If the delay is within 2 years, penalties shall be levied as per above table.

### 18.3 Monitoring of implementation of the unit/ project post EoT

- a. Effective steps shall be taken by all allottees within 2 months of granting Extension of Time for the plot
- b. One Remainder notice shall be issued to all allottees "before the 6 months of the implementation due date" to remind the allottee informing the approaching date of implementation.
- c. Mandatory "Show Cause Notice (SCN) for Cancellation due to not taking effective steps or Non implementation" shall be issued to the allottees within 30 days of the completion of the above period i.e., completion of 3 months/6 months period for effective steps and site preparation as the case may be and on completion of the implementation due date either original or extended. Relevant legally agreed conditions related to cancellation on non-implementation in the Sale agreement/ Lease deed shall be clearly mentioned in the Notice
- d. Non implementation is of two types:
  - i. Not taking effective steps for taking necessary approvals and commencement of site preparation as per clause 17 from the date of handover of the possession either on original allotment

(or) within 30 days of granting the EoT for implementation i.e. extended implementation time.

II. Non implementation of the project as per DPR submitted, within the 2 years/ 3 years as the case may be and commencing the commercial production.

e. Response of the allottee for the SCN

I. If the allottee has not responded within 15 days of the notice to the SCN for cancellation issued above or if the response is absolutely not satisfactory i.e. like not taking any effective steps and keeping allotment plots vacant without any justification, within 15 days of the Show Cause Notice(SCN).

II. in case the allottee has taken effective measures and the justification is found by the ZM, the SCN along, with the explanation may be placed

- Before the VC & MD for the allotments made at the state level and this shall be placed in the EoT committee meeting for necessary confirmation within 30 days of the response from the allottee. If confirmed by the VC & MD for EOT, extended implementation date with necessary EOT fees shall be taken. In such case the EOT process shall take effect.

f. In case if the Zonal Manager is not satisfied with the justification furnished by the allottee, Cancellation Order shall be issued by the Zonal manager immediately duly mentioning the provision for representation/ making appeal within 60 days of the cancellation orders before the VC&MD, APIIC Ltd.

18.4 Timelines for payment of penalties under clause 18.2 and 18.3

a. The allottee is required to pay the penalties levied within 15 days from the date of issuance of EoT. Further in case the allottee fails to pay within 15 days, the timeline for payment shall be extent for additional 15 days @9% interest.

b. The review meeting by EoT committee shall commence on every 20 days. In case of holiday, the next working day shall be considered.

I. Below 5 acres EoT shall be granted by District level EoT Committee.

II. Above 5 acres EoT shall be granted by State level EoT Committee.

c. In case the allottee fails to pay the penalties levied within the stipulated time line, cancellation cum resumption orders shall be issued within 5 days from the expiry of due date for payment of penalties.

d. Further to such cancellation and after execution of cancellation deed (C6), no restoration of allotment shall be considered and the plot shall be put into vacancy for fresh allotment.

e. The EoT conditions shall be applicable for all units e.g. industrial, commercial, residential etc.

## **19. Cancellation of allotment**

19.1 The recommendation for cancellation of allotment shall be done by Project implementation Monitoring Committee (PIMC). The committee shall examine the proposals submitted by the Zonal Manager with their remarks/recommendations. The decisions taken by the VC&MD based on recommendations of PIMC shall be communicated to Zonal Managers for necessary action. The Zonal Manager is not permitted to issue cancellation order without the approval of VC&MD.

19.2 Cancellation: Cancellation of allotment shall be processed on following conditions

- a. If the allottee fails to pay the allotment price within stipulated time lines (including EoT)
- b. If the allottee fails to implement the project within stipulated time lines (including EoT)
- c. If the allottee fails to execute the lease deed and take physical possession of land within 30 days from the date of issuance of final allotment letter.
- d. If the allottee fails to adhere to the interim timelines mentioned in clause 17, Show cause notice shall be issued. If the allottee fails to respond to the show cause notice with proper justification within 15 days from the date of issuance of show cause notice the allotment shall be cancelled.

19.3 Cases of non-execution of lease deed

- a. In cases, where the Allottee, after making payment of allotment price, fails to execute the lease deed within stipulated time of 30 days, the Allotment is liable to be cancelled.
- b. The APIIC has right to cancel the Allotment whenever it was found that the land is not utilized by the Allottee for the purpose of which it was allotted. Consequent upon cancellation, APIIC has a right to allot the subject land for any needy entrepreneur.

19.4 Cases of non-payment of land cost.

- a. In cases, where the Allottee, fails to make payment of allotment price within stipulated time including period of EoT(if granted), the Allotment is liable to be cancelled.

### 19.5 Appeal against Cancellation Orders

- a. The appeal, if any filed within 60 days against the cancellation orders shall be decided by VC&MD by keeping the same before the EOT committee within 30 days of the appeal filed.
- I. If the appeal is considered, then the EOT process and extended due date shall be granted to the allottee.
- II. The appeal can be only made by the allottee for those cases, where the cancellation has been made due to non-implementation of project.
- III. If the appeal ends up in upholding the cancellation orders issued by the ZM, the further cancellation process shall take effect as per the 4R framework.

### 19.6 The 4R framework shall be executed as below:-

- a. Resumption -Resume the possession of the plot cancelled on field, The ZM concerned shall resume the possession of the land on the field within 15 days of issuance of cancellation order duly conducting resumption proceedings as per the procedure in vogue duly taking live colour pictures with date & time. (Keep the photographs along with date). Monthly reports by ZM shall include the number of plots physically resumed on field vis-a vis the plots where cancellation orders are issued.

- b. Registration of cancellation deed

After following the resumption procedure mentioned above, the Zonal Manager shall execute and register the cancellation deed in the Sub-Register Office concerned to effect the cancellation within 15 days of completion of resumption procedure mentioned above. In case the allottee does not come forward to do the registration after the due process of appeal also, the registration and execution of the cancellation deed in the sub registrar office shall be done unilaterally by the ZM.

Monthly response by ZM shall include the number of cancellation deeds registered vis-a vis the plots where cancellation process has crossed the resumption stage.

- c. Refund Process: Refund of the amounts paid by the allottee as per regulations

It is also observed that the eligible amounts of refund are not made to the allottee where cancellation orders have been issued by APIIC either for non-payment of balance land cost amount in time (or) for non-implementation of project in time (or) collection of amounts in advance from Auto-Nagar Associations to whom land has not been allotted till date which is giving scope for making belated requests for restoration of allotment at old rates and the plots are held up as they are not being kept under vacancy which is



affecting the revenues of APIIC Ltd. and also leading to a situation where the entrepreneurs monies being stuck for long.

The refund of amounts due to the applicant/ allottee shall be made immediately after the registration of the cancellation deed as mentioned in R2 above (or) cancellation of the allotment order.

I. Firstly by collecting the Bank mandate form where in the details of allottee bank account number, name of the bank and branch, IFSC code from the applicant whose application for allotment of plot was made prior to June -2020 through email to the email id registered with APIIC and by sending written communication to the registered address in registered post with acknowledgement (RPAD) due and serving of the same through the IALA /Service Societies (wherever IALA notified).

II. For the applications filed on or after 1<sup>st</sup> June-2020 bank account details may be obtained from the online application form where providing bank account details was made mandatory

III. In case Bank Mandate form is provided by entrepreneur, the refund shall be forthwith effected through NEFT/RTGS to the account number duly provided and verified for correctness.

IV. In case Bank Mandate form is not provided by entrepreneur within reasonable time i.e., 15 days from the receipt of the registered letter sent to the registered address the amounts due SHALL be refunded by issuing Demand Draft (DD) in the name of the entrepreneur to the usual registered address as per the records of APIIC, through Registered post with Acknowledgment due (RPAD) duly also sending email with photograph of the DD to the email id, duly intimating issuance of the refund amount to the registered address

V. Head Office, APIIC will release the Demand Draft based on the invoice raised by the respective Zonal Offices, forthwith so that the same can be dispatched under RPAD.

VI. Deemed refund:

VII. In case, the said RPAD is refused by the addressee or returned or unserved due to nonavailability of the addressee, the Xerox copy of the DD along-with receipt copy of the RPAD and the endorsement received from the postal department shall be kept in record of APIIC, and original DD preserved in the records. In such cases, the refund is deemed to be issued.

VIII. A "paper notification" with list of all such "cancelled but non refund cases" will be issued by the Zonal Office on a quarterly basis in the local daily newspaper duly informing the allottees about the cancellation of allotment and calling upon the concerned to collect the refund amount from the APIIC Zonal Office within 15 days of such publication failing which the same shall be unclaimed refunds for a

period of 1 year after which no claim whatsoever shall be entertained. It shall also be mentioned that pursuant to cancellation orders, the cancelled plots/land shall be kept under vacancy for allotment to alternate entrepreneurs through online process.

IX. A copy of such paper notification shall also be placed on the display board of APIIC Zonal Office. A copy of the paper notification shall be also retained in the office of the Zonal Manager for future records so that the entire procedure is attended in transparent and legal manner.

X. The amounts which remain unclaimed in spite of above the same shall be duly accounted, recorded and retained by the Finance Wing APIIC Ltd-, under a separate Head of Account ' Unclaimed refunds- Other Current liabilities, in the books of accounts.

d. Reallotment of resumed Plots/lands

After refund of the amount (or) deemed refund following the procedure mentioned above, the plot so resumed shall be kept in vacancy in online for reallotment within 7 days from the date of refund or after following the procedure mentioned above in case where bank mandate form is not provided by the applicant or by the allottee. The Chief General Manager (Asset Management) shall ensure the same is duly complied with at all Zones with due monitoring before every SLAC meeting.

Number of plots put up in vacancy post cancellation shall be given as a separate agenda in every DIEPC/SLAC meeting by the ZM concerned and CCM AM on certifying by the concerned Zonal Manager and CGM(F) on refund of amount to the allottee.

GM(IT/MIS) shall update the information online on how many plots are under vacant but unallotable category due to Non-Refund/Not registering cancellation deed/ Non-Resumption/ Non placing the plot under vacancy even after resumption and ensure their status is updated to clear vacancy after refund/registration and resumption is done.

e. All the above remaining 3R steps post cancellation (resumption, registration of cancellation deed and refund) the plot and reallotment by putting in vacancy shall be completed within 60 days.

## 20. Restoration of allotment

Case Type	Restoration Condition	Extent	Restoration Fee
Non-Payment of Allotment Price	If the Allotment is cancelled, it shall be restored after the Allottee files an application for restoration within 7 days of cancellation and complies with the notice issued by the Zonal Manager. Further the approval shall be subject to decision by SLAC.	Allotted extent is upto 1 acre	1 % of the allotment Price
	If approved, the allotted is required to pay the amount within 15 days and no further extension shall be entertained. If the allotted fails to pay, the application shall be summarily rejected	Allotted extent is more than 1 acre	2 % of the allotment Price
Non-Implementation of Project	If the Allotment is cancelled, it shall be restored after the Allottee files an application for restoration within 15 days of cancellation. Further the approval shall be subject to decision by SLAC. If approved, the allotted is required to pay the amount within 15 days and no further extension shall be entertained. If the allotted fails to pay, the application shall be summarily rejected.	All Extent	30% of Differential cost (Prevailing Allotment Price - Allotment price at the time of allotment) Other EoT charges shall be applicable as per EoT norms

## 21. Resumption Premium for Non- Implementation of the project

21.1 In cases, where the Zonal Manager, resumed possession of the plot/ Land parcel allotted, as per the terms of cancellation order-cum-Resumption Notice, no request for restoration shall be entertained and the applicant shall be advised to (file) apply for premises afresh, if so desires. The Zonal Manager shall issue a notice in the daily- newspaper informing that the said premises was resumed and available for fresh allotment. Under no circumstances, restoration of premises will be considered by the Corporation.

21.2 Resumption Premium: In case the Allottee is not able to implement the project within stipulated time, the allotment will be cancelled and the Allotment Price will be forfeited for units as follows:-

SL. No	Extent of the plot (in Acre)	% of the Allotment Price of the plot to be forfeited
1	Upto Ac.1.00	10%
2	Ac. 1.00 or more	20%
3	Commercial projects and plots allotted in common facilities areas (irrespective of extent allotted)	25%

## **22. Refund of payment in case of withdrawal by applicant**

22.1 If any applicant makes a request for refund of EMD for withdrawing his application before provisional allotment letter is issued, full EMD shall be refunded. The Process fee is non-refundable.

22.2 If the application for allotment could not be considered for want of vacant plots/ sheds, full EMD shall be refunded.

22.3 Applicant can submit request for withdrawal of allotment within 60 days for the date of issuance of final allotment letter. APIIC may approve the request and process for refund of payments as per following:-

a. Amount to be Refunded:

I. For plot/land up to 1.00 acre - Rs.10,000/- or the EMD paid whichever is lesser.

II. For plot/land above 1.00 acre - Rs.10,000/-per acre or part thereof.

III. Occupancy charges (if any) shall be additionally deducted as per clause 23.

b. Only after the deed of Cancellation is executed and gets registered, refund will be considered.

c. In case where possession was not delivered by APIIC, the amounts paid towards Allotment Price shall be refunded duly including the EMD. The process fee is non-refundable.

d. Refunds shall be made duly deducting the amount so arrived at from the payments made by the Allottee to Corporation towards Allotment Price.

e. In case the amounts paid by the Allottee are lesser than the amount to be deducted, no amount is refundable to the Allottee.

f. The amounts paid towards process fee, interested penalties, etc. are not refundable.

g. The amount towards repairs, damages caused, loss, theft of fittings, shall be deducted out of the amount if any refundable to the Allottee.

h. In case, power supply is obtained by the Allottee, a "No Dues Certificate" and "Dismantling Certificate" from APTRANSCO /APDISCOM shall be submitted before refund.

i. Dues in respect of water charges shall be deducted for the actual consumption as against the maximum rate as per the agreement.

j. The Allottee shall also pay the property tax, to the local body/ authority and a certificate to this effect shall be furnished before refund.

j. If there are any buildings/additional structures made by the Allottee on the Plot/ shed, the Corporation may at its option either refund the cost of such structures after it is realized from the re-Allottee or adjust the amount towards deemed rentals for period of occupation of the property by the Allottee. APIIC may otherwise direct the Allottee for removal of the same at his cost within such time as may be allowed by it as per the terms of the Agreement. The refund on this account cannot be claimed as a matter of right. No interest shall be payable to the Allottee on the amounts paid on this account.

### **23. Occupancy Charges on Cancellation or Withdrawal of Application**

23.1 When the Allottee volunteers for cancellation of Allotment: When the Allottee submits a representation for cancellation of the allotment and refund of allotment price paid - The occupation Charges shall be collected which are applicable till the date of representation only. The period of calculation of the Occupation Charges shall be from the date of handover of possession of land until the date of representation received by APIIC from the Allottee for cancellation of allotment and refund. Following charges shall be levied.

Occupation period (No. of years from the date of possession)	% Occupation charges to be deducted per annum or part thereof cumulatively
Upto 1 year	1%
2 years	1%+1% = 2%
3 years	1%+1%+2% = 4%
4 years	1%+1%+2%+3% = 7%
5 years	1%+1%+2%+3%+5% = 12%
Above 5 years	12% + 5% for each additional year or part

23.2 When the allotment is cancelled by APIIC - The occupation charges shall be collected till the date of issue of Cancellation Deed. The period of Occupation Charges shall be calculated from the date of handover of possession until the date of deed of cancellation.

### **24. Issuing Date of Commercial Production (DCP) Certificate after project implementation**

24.1 The DCP shall be issued by General Manager DIC on commencement of commercial production and submission of supporting documents in this regard. For the purpose of DCP following documents shall be verified by respective GMDIC and Zonal Manager

- a) GST Invoice for verification of commercial production as per commitment of the allottee
- b) Effluent treatment receipt (for applicable industries)
- c) Power bill receipt
- d) Udyog Registration certificate for ensuring the employment as per commitment of the allottee
- e) PF Documents.
- f) And any other document as may be required

24.2 The GM DIC is also required to verify the utilization of the allotted land, as per conditions of the final allotment letter issued by APIIC and as promised in the online application/ Detailed Project report by the allottee. The verification shall be based on the report submitted by Zonal Manager in this regard.

24.3 Soon after receipt of documents and request, the Zonal Manager shall make confirmation of payments against the premises and other dues outstanding to APIIC.

24.4 A certificate shall also be obtained from Chartered Engineer by the Allottee, about the area constructed within the premises and whether the constructed area is as per the approved building plan and the same shall be furnished to the Zonal Manager for verification.

24.5 The Zonal Manager shall get the plot/ land parcel surveyed to ascertain the exact extent in occupation by the Allottee and the extent of land used for industrial activity including other support facilities, like transformer, watchman quarters, godowns etc. the Zonal Manager shall certify the project implementation, if completed as per the project report/ DPR.

24.6 Land used for non-industrial use shall not be reckoned for purpose of evaluation of the land usage.

24.7 After due verification of the required documents received from the Allottee, and after confirmation of all the payments, the Zonal Manager shall issue the certificate of completion as per DPR within 10 days which shall be uploaded by the Allottee in the single desk portal for obtaining the DCP certificate and Parishrama Adhaar.

24.8. The Allottee shall apply for issuance of certificate of DCP soon after full implementation along with certificate of completion as mentioned above. On such application he will receive "Date of commercial Production" from the Single Desk portal which shall be issued by GM-DIC as per the operational guidelines under the APIDP 2020-23 along with Parishrama Adhaar.

24.9 The Zonal Manager shall forward a copy of the Completion certificate and DCP certificate to the Asset Management Wing and Finance wing of APIIC for necessary record.

24.10 In case of allotment of land made as LA for others, sale deed on buyout or extension of lease period shall be executed only subject to settlement of claims filed by Pattadars in courts for enhancement of compensation under Land Acquisition Act and after complying with conditions like payment of entire lease consideration along with other dues if any. These cases arise, where the corporation acquires and allots the land for large projects/developers and/or on the directions of the government.

## **25. Excess Area**

25.1 If at any time excess area is found in possession of the Allottee due to any reason, the encroachment shall be removed by the Zonal Office and the encroached area is to be resumed duly causing necessary notices. In all such cases, it will be the responsibility of the Allottee to inform APIIC. If the Allottee informs in the initial stage itself, then allotment of such additional land can be considered, if found feasible by APIIC on payment of prevailing Allotment Price and lease rental. In all cases of wilful encroachment, the Allottee and the concerned officers responsible, are liable for civil/criminal actions to be initiated by the corporation, besides penalties to be levied @ 5% on the prevailing Allotment Price.

25.2 If excess area is less than 10% of the allotted extent Zonal Manager may regularize the allotment duly collecting Allotment Price as mentioned above.

25.3 If excess area is more than 10% of the allotted extent, ZM should submit proposals to Head Office of approval.

## **26. Change in constitution**

26.1 Change in constitution means change in shareholding pattern of the Allottee and/or change in legal status of the Allottee.

26.2 Proposals for change in constitution shall be considered by APIIC before or during project implementation period. The object of allowing change in constitution is to enable Allottee to raise necessary resources/finances to implement the project and prevent trading of industrial plots. All such changes shall be with prior approval of APIIC only.

26.3 The share holders/partners/members of the Allottee at the time of allotment shall hold not less than 51% equity/share in profit & loss of the business unit till implementation of the project.

## **27. Change in share holding**

27.1 Change in share holding of Allottee in the following situations shall be processed and approved by collecting process fee of Rs.10,000/- for each change.

a. Among the family members, wherein changes occur on account of death of members / partners / shareholders of the Allottee or wherein the members / partners / shareholders of the Allottee desire to transfer of shares/interest in favour of the family members without addition of outsiders.

b. Change of shareholding between the existing members/ shareholders/partners of Allottee without addition of new members.

#### 27.2 Dilution of Shares up to 49%

a. Change of share holding upto 49% of the Allottee, wherein the share holders / partners / members of the Allottee at the time of allotment shall hold not less than 51% equity / share in profit & loss of the Allottee business unit till implementation of the project in full and commencement of regular production.

b. For dilution of 49% of the equity / share in profit & loss of the Allottee business unit, in such a case, a process fee of 3% on the Allotment Price prevailing as on the date of such change subject to a maximum of Rs.5 lakhs for such change. In case of granting approvals for multiple changes, the process fee shall be collected once i.e., Rs.5 .00 Lakhs/- for dilution of 49% or part thereof. For plots upto 1 acre, it will be a maximum of Rs. 2.00 lakh per such change.

c. Necessary supplementary / revised agreement in the above cases shall be executed and got registered.

d. Differential cost shall be collected from the allottee in the following cases:-

I. If the shareholding equity percentage of the initial shareholders of the "allottee/legal entity" at the time of allotment, falls below 51% during or prior to project implementation.

II. In case the allottee incorporates an SPV Company/SPC for implementation of project, if the shareholding of original allottee company/ its shareholders at the time of allotment falls below 51% equity of the SPV company/ SPC.

e. Differential cost shall be "the difference in the allotment price at the time of allotment and the date of approval of the change in constitution. In addition to differential cost, a process fee of Rs 10,000/1 for each change shall be collected.

#### 27.3 Change in the legal status of the Allottee

a. A process fee @ 3% on the value of the land prevailing on the date of issue of such approvals, subject to a maximum of Rs.5.00 lakh shall be levied on each change. For plots less than 1 acre, it will be a maximum of Rs. 2.00 lakh only for each such change. The fee will be collected in the following cases.



b. Where the Allottee is Proprietary firm converts into a partnership firm / a company under the Companies Act / such other legal entity as per any other existing Law, where the proprietor of the original firm holds not less than 51% or more share in Profit and Loss and Capital Investment / Equity.

c. Where the Allottee is partnership firm and converts into a company under the Companies Act / such other legal entity as per any other existing Law where the original partners together hold not less than 51% equity of the company under the Companies Act / such other legal entity.

d. Where the Allottee is Company as per the Companies Act / such other legal entity as per any other existing Law decides to implement the project in the name of the Special Purpose Company (SPC) incorporated under the Law, wherein the original Allottee company/its share holders at the time of allotment shall hold not less than 51% equity of the Company in the SPC. In such case, the original Allottee needs to hold 51% equity until the project is implemented and the company goes into commercial production.

e. Where the Allottee is a Partnership firm converts into proprietary firm with exit of all but one partner, a process fee of Rs.10,000/- shall be collected.

27.4 On approval of the changes in legal status (conversion), a supplementary agreement/ amendment to the Lease Deed should be entered into, duly paying the appropriate stamp duty and the same shall be registered.

27.5 Approval of change in constitution shall be issued by the Zonal Manager with prior approval of Head Office in writing as per the above guidelines duly collecting the process fee as prescribed above.

27.6 Allottees seeking change in constitution shall produce the necessary documents duly certified by the Professionals / competent authorities.

27.7 In all cases, before issuing approval, all dues whatsoever to the APIIC shall be collected.

## **28. Transfer of allotment**

Transfer of allotment means transfer of land allotment from original Allottee to 3rd Party and dilution of percentage by more than 49% by original Allottee.

28.1 The proposal for transfer of allotment shall be approved after implementation of the project in full and after commencement of regular production of the unit as evidenced by DCP except in cases of transfer by hereditary process to the legal heir.

28.2 A process fee for transfer @ 5% on the value of the land prevailing on the date of issue of the approval subject to a maximum of Rs.8 lakhs plus

applicable taxes, for each transfer shall be levied. Provided that the maximum process fee for transfer in case of transfer to legal heir is restricted to Rs 10,000/-plus applicable taxes.

28.3 In the following cases, proposal for transfer of allotments can be considered as follows, wherein the percentage of holding is less than 51% or without any share holding by the original Allottee.

S No.	Original Allottee	New Allottee in whose name the Allotment to be transferred.
1	Proprietor/ /individual	1. Other proprietary firm 2. Partnership Firm 3. Company (under the Companies Act) 4. LLP or such other legal entity
2	Partnership	1. Company (under the Companies Act) 2. LLP or such other legal entity
3	Company (under the Companies Act) LLP	1. Special Purpose Company or such other legal entity

29.4 In the following cases, irrespective of shareholding of the original Allottees, the allotments can be transferred with a process fee equivalent to 5% of the Allotment Price prevailing as on the date of approval with prior notice to APIIC, subject to a maximum of Rs.8 lakhs plus applicable taxes, for each transfer shall be levied.

a. Allotments transferred to the third party by APSFC/ Nationalized Banks/Public Financial Institutions with the consent of the corporation.

b. In cases, where amalgamation / merge / demerger of companies is effected through proceedings / orders of Courts, after due notice to APIIC.

29.5 Approval of change in transfer of ownership shall be issued by the Zonal Manager, after obtaining prior approval in writing from the Head Office.

29.6 In respect of transfer of lease rights, a deed of cancellation of agreement is to be executed and registered and a fresh lease deed is to be executed and registered.

29.7 Allottees seeking transfer of lease rights shall produce necessary documents about implementation of project duly certified by the Professionals / competent authorities.

29.8 In all cases, before issuing approval, all dues whatsoever to the APIIC shall be collected.

29.9 Whenever applications are received for transfer of allotment to an SPV/ SPC company or any other legal entity which is not wholly owned by the allottee, after issuance of provisional allotment letter and before execution of lease deed, such request shall not be entertained and shall be summarily

rejected. Further, APIIC shall cancel the provisional allotment letter and shall inform the allottee to submit a fresh online application for allotment of plot/land. The refund process shall be as per the terms and conditions mentioned in the regulation.

### **30. Changes in line of activity and name of the firm**

30. The request of the Allottee for change of its name shall be approved by the Zonal Manager provided it does not fall under change in constitution/transfer.

30.2 The request for change in line of activity or additional line of activities shall be considered by Zonal Manager, subject to justifying the requirement of the extent of premises already allotted and such changes in line of activity/additional line of activities are compatible to the nature of Industrial Park and shall not be detrimental to the other neighboring Allottees.

30.3 The process fee is to be levied @ Rs.10,000/- plus applicable taxes for each such change.

30.4 In all such cases, the period of implementation shall be reckoned from the date of possession of the premises. In cases of delay in implementation, penalties shall be levied as stated under these rules.

### **31. Government of India & Government of AP promoted parks**

In case of allotment of land to developers for development of Theme Parks like Food Processing Park, Apparel Park etc., for which the Government of India / Government of Andhra Pradesh stipulates a condition that these projects are to be executed through Special Purpose Vehicle (developer) the land can be registered in the name of the SPV before implementation on lease basis. All these allotments are regulated according to the conditions stipulated in the sanction of grant for these projects by GoI and/or GoAP and GoI and /or GoAP may hold equity in the SPV. Separate guide lines will be issued for developers of Industrial Parks.

### **32. Allotment of units in special economic zones**

32.1 All the allotments of land in SEZ are governed by SEZ Act and Rules of Government of India and as amended from time to time.

32.2 All the allotments are made on lease basis and APIIC will fix the Allotment Price and Annual Lease Rentals and also the period of lease, as per the land allotment regulation.

32.3 The Advance Payment shall be paid by the Allottee within 90 day from the date of allotment. The annual lease rentals shall be payable for the period of lease as fixed by APIIC every year.

32.4 The Allottee shall arrange details of quantity and value of the product/services exported on half yearly basis to APIIC.

### **33. Development of Housing in APIIC's Industrial Parks through Joint Development Agreement**

33.1 As per Clause 2.2 of the Allotment Regulation, industrial parks equal to or above 100 acres, 5% area shall be reserved for housing needs and social infrastructure subject to clearance from the local authorities. This land will be allotted through an open bidding process. If satisfactory response is not received through the auction, MD reserves the right to allot the land on nomination to applicants following the due procedure.

33.2 Further the reserve price shall be fixed at 1.5 times of the Allotment Price fixed by PF&IC. Following terms and conditions shall be adopted for developing such land parcels

1. The Industrial Housing project shall be executed through the 'Joint Development Agreement' method
2. Under the Joint Development Agreement once APIIC has identified the land in the industrial park to be developed for housing then it can undertake a tendering process for selection of the Developer as per the transaction model executed by Andhra Pradesh Housing Board

33.3 Further, APIIC may choose to opt for any other model as per market conditions and demand, duly taking the approval of VC&MD.

### **34. Allotment of land on the applications filed for the purpose of developing Standard Factory Sheds / Ready Build Factory (RBF) Sheds/ Warehouses**

34.1 The Applicants seeking allotment of land for constructing SFS / RBF sheds/ Warehouses shall be allotted land initially for a period of 33-year on lease basis which can be further extended to an additional 33 years i.e., total 66 years of lease. Such allotments would be limited to a maximum extent of 5 Acre for SFS and RBF sheds in an industrial park. For warehouses the land parcel shall be allotted as per availability of vacant land parcel. However, in case of demand for larger extent, the required extent can be considered based on demand assessment and approval of VC&MD.

34.2 Further, the project structuring shall be decided by VC&MD or any Government Order released from time to time.

### **35. Government Directions**

Any specific directions issued by Government of Andhra Pradesh /Government of India in respect of any project/allotment will override these regulations. Any further changes (if required) in the regulation, which do not account for financial implication on Government of APIIC in any form, shall be put to APIIC board for incorporation.

### **36. Repeal**

The allotment regulations released prior to the New Allotment regulation 2023 and subsequent modifications / amendments stand repealed for all new allotments. However, the actions / deeds done / decisions already taken under the earlier guidelines / amendments / modifications shall be valid.

### **37. Special provisions for SC/ST category of entrepreneur**

- a. There shall be reservation of allotments /plots to an extent of 16.2% to SCs and 6% to STs and such reservation of allotments /plots shall be equivalent to 16.2% and 6% of net allotable area in each IP/SEZ. This shall be made applicable to existing industrial parks as well, provided land is available or as and when vacancy arises.
- b. No EMD shall be paid by SC/ST category entrepreneurs during filling of online application.
- c. In cases of allotments to all SC/ST entrepreneurs, 50% rebate on allotment price upto a maximum of Rs 20 Lakhs shall be provided, or as per any Government policy released from time to time.
- d. Any such rebate provided during allotment to above category or any other category entrepreneur, shall be reimbursed by Industries department to APIIC as part of their incentives for such eligible entrepreneurs.
- e. The SC/ST applicant shall be eligible for rebate on the allotment price as per clause 37b above, even if the allotted plot is not covered under reservation.
- f. In a view to promote SC/ST category entrepreneurs, GoAP has been taking various initiatives from time to time to promote entrepreneurship amongst people belonging to SC/ST community. Further, the benefits under clause 37(b) stated above shall be limited to one individual per family (family means wife & husband and un-married children) so that benefits envisaged are not concerned by members of any particular SC/ST community. Additional an SC/ST entrepreneur to whom APIIC has already allotted plot/ land parcel in an industrial estate of APIIC shall be eligible for rebate on allotment price under clause 37b for new allotments/ expansion only, after 2 years of successful operation from the date of issuance of DCP.
- g. The plots reserved for SC/ST will not be allotted for any other purpose. However, if the reserved plots are lying vacant for more than 3 years in an industrial park and the industrial park has already allotted 100% of non-reserved plots (excluding commercial plots) in such a case the reserved plots shall be kept open for all applicants (reserved or non-reserved).
- h. SC/ST applicants can select any plot in an industrial estate (whether reserved or not reserved) developed/ possessed by APIIC.
- i. The implementation period for the plots allotted to SC/ST entrepreneurs shall be 3 years from the date of possession
- j. The penalties shall be 50% of the penalties levied for general category for the same kind of deviation.

Annexure-I : Category A- Highly Industrialized Mandals<sup>[1]</sup>

District	Mandal
Anantapur	Tadpatri
Anantapur	Hindupur
Chittoor	Tirupati (Urban)
Chittoor	Chittoor
Chittoor	Renigunta
East Godavari	Peddapuram
East Godavari	Kakinada (R)
East Godavari	Rajamahendravaram(U)
East Godavari	Kadium
East Godavari	Mandapeta
East Godavari	Samalkota
East Godavari	Kakinada (U)
Guntur	Medikonduru
Guntur	Nadendla
Guntur	Edlapadu
Guntur	Guntur
Krishna	Vijayawada (R)
Krishna	Penumaluru
Krishna	Vijayawada (U)
Kurnool	Kurnool
S.P.S. Nellore	Nellore
S.P.S. Nellore	Tada
Srikakulam	Ranastalam
Visakhapatnam	Anakapalli
Visakhapatnam	Visakhapatnam -R
Visakhapatnam	Pendurthi
Visakhapatnam	Chodavaram
Visakhapatnam	Anandapuram
Visakhapatnam	Pedagantyada
Visakhapatnam	Visakhapatnam -U
Visakhapatnam	Paravada
Visakhapatnam	Atchuthapuram
Visakhapatnam	Gajuwaka
Vizianagaram	Vizianagaram
Vizianagaram	Nellimarla
Vizianagaram	Bobbili
West Godavari	Eluru
Y.S.R. KADAPA	Kadapa
Y.S.R. KADAPA	Yerraguntla

Annexure- II: Category B- Moderately Industrialized Mandals<sup>[2]</sup>

District	Mandal	District	Mandal
Anantapur	Dharmavaram	Guntur	Piduguralla
Anantapur	Guntakal	Krishna	Pamuru
Anantapur	Bommanahal	Krishna	Mudinepalli
Anantapur	Yadiki	Krishna	Nuzvidu
Anantapur	Parigi	Krishna	Jaggayyapet
Anantapur	Anantapur	Krishna	Gudivada
Chittoor	K.V.B.Puram	Krishna	Bapulapadu
Chittoor	Gudipala	Krishna	Gannavaram
Chittoor	Puttur	Krishna	Ibrahimpattanam
Chittoor	Thavanampalle	Kurnool	Adoni
Chittoor	Gangadharanellore	Kurnool	Kallur
Chittoor	Madanapalle	Kurnool	Bethamcherla
Chittoor	Satyavedu	Prakasam	Inkollu
Chittoor	Srikalahasti	Prakasam	Singarayakonda
Chittoor	Nagari	Prakasam	Ongole
Chittoor	Puthalapattu	Prakasam	Maddipadu
East Godavari	Rangampeta	Prakasam	Martur
East Godavari	Alamuru	S.P.S. Nellore	Muthukur
East Godavari	Anaparthi	S.P.S. Nellore	Chillakur
East Godavari	Rayavaram	Srikakulam	Srikakulam
East Godavari	Jaggampeta	Srikakulam	Etcherla
East Godavari	Korukonda	Srikakulam	Rajam
East Godavari	Kotananduru	Visakhapatnam	S.Rayavaram
East Godavari	Rajanagaram	Visakhapatnam	Butchayyapeta
East Godavari	Rajamahendravaram(R)	Visakhapatnam	Bheemunipatnam
East Godavari	Thallarevu	Visakhapatnam	Nakkapalli
East Godavari	Tuni	Visakhapatnam	Narsipatnam
East Godavari	Biccavolu	Visakhapatnam	Kasimkota
Guntur	Tadepalle	Visakhapatnam	Nathavaram
Guntur	Narasaraopet	Vizianagaram	Garividi
Guntur	Karempudi	Vizianagaram	Salur
Guntur	Macherla	Vizianagaram	Pusapatirega
Guntur	Vatticherukuru	West Godavari	Ungutur
Guntur	Phirangipuram	West Godavari	Bhimavaram
Guntur	Cherukupalle	West Godavari	Palacole
Guntur	Chebrolu	West Godavari	Nidadavole
Guntur	Chilakaluripet	West Godavari	Tanuku
Guntur	Mangalagiri	Y.S.R. KADAPA	Kamalapuram
Guntur	Tenali	Y.S.R. KADAPA	Pulivendla
Guntur	Prathupadu	Y.S.R. KADAPA	Obulavaripalle

Annexure- III: Category C- Low Industrialized Mandals<sup>[3]</sup>

District	Mandal	District	Mandal
Anantapur	Talupula	Anantapur	Kalyandrug
Anantapur	Kanaganapalle	Anantapur	Gooty
Anantapur	Agali	Anantapur	Pamidi
Anantapur	Vidapanakal	Anantapur	Kothacheruvu
Anantapur	Gummagatta	Anantapur	Kadiri
Anantapur	Roddam	Anantapur	Nallacheruvu
Anantapur	Bukkapatnam	Anantapur	Garladinne
Anantapur	Gudibanda	Anantapur	Somandepalle
Anantapur	Atmakur	Anantapur	B.Rayasamudram
Anantapur	Rolla	Anantapur	Penu Konda
Anantapur	Kundurpi	Anantapur	D Hirehal
Anantapur	Putlur	Anantapur	Raptadu
Anantapur	Amarapuram	Anantapur	Singanamala
Anantapur	Bathalapalle	Anantapur	Chilamathur
Anantapur	Ramagiri	Anantapur	Rayadurg
Anantapur	Kanekal	Chittoor	Vijayapuram
Anantapur	Peddapappur	Chittoor	Palasamudram
Anantapur	Settur	Chittoor	Yerravaripalem
Anantapur	Kambadur	Chittoor	Pedda Thippasamudram
Anantapur	Nallamada	Chittoor	Chinnagottigallu
Anantapur	C. Kothapalle	Chittoor	Thamballapalle
Anantapur	Brahmasamudram	Chittoor	Ramakuppam
Anantapur	Beluguppa	Chittoor	Nimmanapalle
Anantapur	Yellanur	Chittoor	Peddapanjani
Anantapur	O.D.Chervu	Chittoor	Nagalapuram
Anantapur	Amadagur	Chittoor	Yerpedu
Anantapur	Nambulipulikunta	Chittoor	Mulakalacheruvu
Anantapur	Tanakal	Chittoor	Kalikiri
Anantapur	Vajrakarur	Chittoor	Somala
Anantapur	Uravakonda	Chittoor	Peddamandyam
Anantapur	Gandlapenta	Chittoor	Gurramkonda
Anantapur	Tadimarri	Chittoor	Pulicherla
Anantapur	Madakasira	Chittoor	Kambhamvaripalle
Anantapur	Peddavadugur	Chittoor	Ramachandrapuram
Anantapur	Mudigubba	Chittoor	Rompicherla
Anantapur	Gorantla	Chittoor	Ramasamudram
Anantapur	Kudair	Chittoor	Kalakada
Anantapur	Puttaparthi	Chittoor	Pileru
Anantapur	Lepakshi	Chittoor	Baireddipalle
Anantapur	Narpala	Chittoor	Kurabalakota
Chittoor	Santhipuram	East Godavar	I. Polavaram
Chittoor	Gudupalle	East Godavar	Gokavaram
Chittoor	Vedurukuppam	East Godavar	Yeleswaram



Chittoor	Sodam	East Godavar	Sakhinetipalle
Chittoor	Pichatur	East Godavar	Ainavilli
Chittoor	Chowdepalle	East Godavar	Kajuluru
Chittoor	Venkatagirikota	East Godavar	Razole
Chittoor	Penumuru	East Godavar	Atreyapuram
Chittoor	B.Kothakota	East Godavar	Allavaram
Chittoor	Vadamalapeta	East Godavar	Kapileswarapuram
Chittoor	Pakala	East Godavar	Kothapeta
Chittoor	Narayanavanam	East Godavar	Malikipuram
Chittoor	Valmikipuram	East Godavar	Gollaprolu
Chittoor	Thottambedu	East Godavar	Gandepalle
Chittoor	Varadaiahpalem	East Godavar	Amalapuram
Chittoor	Karvetinagar	East Godavar	Pedapudi
Chittoor	Punganur	East Godavar	P.Gannavaram
Chittoor	Srirangarajapuram	East Godavar	Prathipadu
Chittoor	Gangavaram	East Godavar	Kirlampudi
Chittoor	Buchinaidu Kandriga	East Godavar	Pithapuram
Chittoor	Chandragiri	East Godavar	Pamaru
Chittoor	Palamaner	East Godavar	Rotulapudi
Chittoor	Tirupati (Rural)	East Godavar	Mamidikuduru
Chittoor	Nindra	East Godavar	Sankhavaram
Chittoor	Bangarupalem	East Godavar	Ambajipeta
Chittoor	Yadamari	East Godavar	Ramachandrapuram
Chittoor	Irala	East Godavar	Thondangi
Chittoor	Kuppam	East Godavar	Ravulapalem
East Godavari	Maredumilli	East Godavar	Karapa
East Godavari	Devipatnam	Guntur	Veldurthi
East Godavari	Addateegala	Guntur	Bellamkonda
East Godavari	Rampachodavaram	Guntur	Atchampet
East Godavari	Y. Ramavaram	Guntur	Ipur
East Godavari	Rajavommangi	Guntur	Thullur
East Godavari	Gangavaram	Guntur	Bollapalle
East Godavari	Uppalaguptam	Guntur	Pedakurapadu
East Godavari	Kothapalle	Guntur	Kollur
East Godavari	Seethanagaram	Guntur	Krosuru
East Godavari	Katrenikona	Guntur	Pittalavanipalem
East Godavari	Mummidivaram	Guntur	Machavaram
Guntur	Kollipara	Krishna	Nagayalanka
Guntur	Kakumanu	Krishna	Kruthivennu
Guntur	Gurazala	Krishna	Musunuru
Guntur	Nagaram	Krishna	Chandarlapadu
Guntur	Nizampatnam	Krishna	Gampalgudem
Guntur	Durgi	Krishna	Guduru
Guntur	Bhattiprolu	Krishna	Vissannapet
Guntur	Tsundur	Krishna	Gudlavalleru
Guntur	Rompicherla	Krishna	Penuganchiprolu

Guntur	Rajupalem	Krishna	Pedana
Guntur	Nuzendla	Krishna	Tiruvuru
Guntur	Amruthalur	Krishna	Pedaparupudi
Guntur	Vemuru	Krishna	Mandavali
Guntur	Amaravathi	Krishna	Kankipadu
Guntur	Karlapalem	Krishna	Nandivada
Guntur	Repalle	Krishna	Kaikaluru
Guntur	Muppalla	Krishna	Movva
Guntur	Pedakakani	Krishna	A.Konduru
Guntur	Pedanandipadu	Krishna	Nandigama
Guntur	Savalyapuram	Krishna	Unguturu
Guntur	Ponnur	Krishna	Vuyyuru
Guntur	Nekarikallu	Krishna	Agiripalle
Guntur	Bapatla	Krishna	Vatsavai
Guntur	Sattenapalle	Krishna	Kanchikacharla
Guntur	Duggirala	Krishna	Machilipatnam
Guntur	Rentachintala	Krishna	G.Konduru
Guntur	Vinukonda	Krishna	Veerulapadu
Guntur	Tadikonda	Krishna	Challapalle
Guntur	Dachepalle	Kurnool	Chippagiri
Krishna	Thotlavalluru	Kurnool	Chippagiri
Krishna	Reddigudem	Kurnool	Uyyalawada
Krishna	Avanigadda	Kurnool	Maddikera (East)
Krishna	Bantumalli	Kurnool	Aspari
Krishna	Mopidevi	Kurnool	Rudravaram
Krishna	Chatrai	Kurnool	Devanakonda
Krishna	Kalidindi	Kurnool	Pagidyala
Krishna	Koduru	Kurnool	Krishnagiri
Krishna	Ghantasala	Kurnool	Tuggali
Krishna	Pamidimukkala	Kurnool	Gonegandla
Krishna	Mylavaram	Kurnool	Kothapalle
Kurnool	C.Belagal	Prakasam	Dornala
Kurnool	Gospadu	Prakasam	Tarlupadu
Kurnool	Holagunda	Prakasam	Donakonda
Kurnool	Midthur	Prakasam	Peda Araveedu
Kurnool	Alur	Prakasam	H.M.Padu
Kurnool	Dornipadu	Prakasam	C.S.Puram
Kurnool	Kowthalam	Prakasam	Ardhaveedu
Kurnool	Srisailam	Prakasam	Bestawaripeta
Kurnool	Gadivemula	Prakasam	P.C.Palli
Kurnool	Jupadu Bungalow	Prakasam	Pullalacheruvu
Kurnool	Pamulapadu	Prakasam	Marripudi
Kurnool	Pattikonda	Prakasam	Konakanamitla

Kurnool	Pedda Kadubur	Prakasam	Komarolu
Kurnool	Gudur	Prakasam	Lingasamudram
Kurnool	Sanjamala	Prakasam	Ponnaluru
Kurnool	Kosigi	Prakasam	Yeddapanudi
Kurnool	Kodumur	Prakasam	Gudluru
Kurnool	Mantralayam	Prakasam	Kurichedu
Kurnool	Bandi Atmakur	Prakasam	Yerragondapalem
Kurnool	Panyam	Prakasam	Giddalur
Kurnool	Chagalamarri	Prakasam	Zarugumilli
Kurnool	Velgode	Prakasam	Voletivaripalem
Kurnool	Koilkuntla	Prakasam	Mundlamuru
Kurnool	Sirvel	Prakasam	Karamchedu
Kurnool	Atmakur	Prakasam	Kondapi
Kurnool	Allagadda	Prakasam	Cumbum
Kurnool	Mahanandi	Prakasam	Chinaganjam
Kurnool	Orvakal	Prakasam	N.G.Padu
Kurnool	Peapally	Prakasam	Pamur
Kurnool	Yemmiganur	Prakasam	Thallur
Kurnool	Nandavaram	Prakasam	Kanigiri
Kurnool	Nandikotkur	Prakasam	Ballikurava
Kurnool	Kolimigundla	Prakasam	Kotha Patnam
Kurnool	Banaganapalle	Prakasam	Darsi
Kurnool	Owk	Prakasam	Korisapadu
Kurnool	Dhone	Prakasam	Ulavapadu
Kurnool	Veldurthi	Prakasam	Santhamaguluru
Kurnool	Nandyal	Prakasam	Parchur
Prakasam	Racherla	Prakasam	Kandukur
Prakasam	Veligandla	Prakasam	Addanki
District	Mandal	District	Mandal
Prakasam	Podili	S.P.S.Nellore	Jaladanki
Prakasam	Tripuranthakam	S.P.S.Nellore	Sullurpeta
Prakasam	Chirala	S.P.S.Nellore	Podalakur
Prakasam	Tangutur	S.P.S.Nellore	Pellakur
Prakasam	Markapur	S.P.S.Nellore	Kodavalur
Prakasam	Vetapalem	S.P.S.Nellore	Indukurpet
Prakasam	S.N.Padu	S.P.S.Nellore	Thotapalligudur
Prakasam	J.Pangulur	S.P.S.Nellore	Kovur
Prakasam	Chimakurthi	S.P.S.Nellore	Kavali
S.P.S. Nellore	Dakkili	S.P.S.Nellore	Naidupet
S.P.S. Nellore	Seetharamapuram	S.P.S.Nellore	Gudur
S.P.S. Nellore	Balayapalle	Srikakulam	Vangara
S.P.S. Nellore	Varikuntapadu	Srikakulam	Seethampeta
S.P.S. Nellore	Doravarisatram	Srikakulam	Santhakaviti
S.P.S. Nellore	Chejerla	Srikakulam	Sarubujjili
S.P.S. Nellore	Vakadu	Srikakulam	Laveru
S.P.S. Nellore	Chittampur	Srikakulam	Pathapatnam

S.P.S. Nellore	Kaluvoya	Srikakulam	Jalumuru
S.P.S. Nellore	Duttalur	Srikakulam	Bhamini
S.P.S. Nellore	Anumasamudrampet	Srikakulam	Burja
S.P.S. Nellore	Udayagiri	Srikakulam	Veeraghattam
S.P.S. Nellore	Kondapuram	Srikakulam	Santhabommali
S.P.S. Nellore	Ananthasagaram	Srikakulam	Kaviti
S.P.S. Nellore	Marripadu	Srikakulam	Sompeta
S.P.S. Nellore	Vidavalur	Srikakulam	Hiramandalam
S.P.S. Nellore	Kaligiri	Srikakulam	Lakshminarsupeta
S.P.S. Nellore	Kota	Srikakulam	Polaki
S.P.S. Nellore	Rapur	Srikakulam	Vajrapukothuru
S.P.S. Nellore	Venkatagiri	Srikakulam	Nandigam
S.P.S. Nellore	Sangam	Srikakulam	Meliaputti
S.P.S. Nellore	Bogole	Srikakulam	Palakonda
S.P.S. Nellore	Sydapuram	Srikakulam	Saravakota
S.P.S. Nellore	Ojili	Srikakulam	Kothuru
S.P.S. Nellore	Buchireddipalem	Srikakulam	Ganguvarisigadam
S.P.S. Nellore	Venkatachalam	Srikakulam	Gara
S.P.S. Nellore	Manubolu	Srikakulam	Kanchili
S.P.S. Nellore	Dagadarthi	Srikakulam	Ichapuram
S.P.S. Nellore	Allur	Srikakulam	Narasannapeta
S.P.S. Nellore	Atmakur	Srikakulam	Tekkali
S.P.S. Nellore	Vinjamur	Srikakulam	Palasa
Srikakulam	Ponduru	Vizianagaram	Komarada
Srikakulam	Kotabommali	Vizianagaram	G.P.Nagaram
Srikakulam	Mandasa	Vizianagaram	Jami
Srikakulam	Regidiamadalavalasa	Vizianagaram	Balijipeta
Srikakulam	Amadalavalasa	Vizianagaram	Garugubilli
Visakhapatnam	G.K.Veedhi	Vizianagaram	Gantyada
Visakhapatnam	Pedabayalu	Vizianagaram	Therlam
Visakhapatnam	G.Madugula	Vizianagaram	Bhogapuram
Visakhapatnam	Chintapalli	Vizianagaram	Denkada
Visakhapatnam	Ananthagiri	Vizianagaram	S.Kota
Visakhapatnam	Dumbriguda	Vizianagaram	R.B.Puram
Visakhapatnam	Munchinguput	Vizianagaram	Parvathipuram
Visakhapatnam	Koyyuru	Vizianagaram	Cheepurupalle
Visakhapatnam	Hukumpeta	Vizianagaram	Seethanagaram
Visakhapatnam	Arakuvalley	Vizianagaram	Gurla
Visakhapatnam	Paderu	Vizianagaram	Bondapalle
Visakhapatnam	Devarapalli	Vizianagaram	M.M.Dam
Visakhapatnam	Kotauratla	Vizianagaram	Kothavalasa
Visakhapatnam	Madugula	Vizianagaram	L.Kota
Visakhapatnam	Payakaraopeta	West Godavari	Jeelugu Milli
Visakhapatnam	Ravikamatham	West Godavari	Lingapalem

Visakhapatnam	Cheedikada	West Godavari	Nidamaruru
Visakhapatnam	Rambilli	West Godavari	T.Narasapuram
Visakhapatnam	Golugonda	West Godavari	Polavaram
Visakhapatnam	Padmanabham	West Godavari	Mogalthur
Visakhapatnam	Rolugunata	West Godavari	Buttayagudem
Visakhapatnam	K.Kotapadu	West Godavari	Chintalapudi
Visakhapatnam	Makavarapalem	West Godavari	Achanta
Visakhapatnam	Sabbavaram	West Godavari	Ganapavaram
Visakhapatnam	Munagapaka	West Godavari	Elamanchili
Visakhapatnam	Elamanchili	West Godavari	Attili
Vizianagaram	Kurupam	West Godavari	Poduru
Vizianagaram	Pachipenta	West Godavari	Penugonda
Vizianagaram	G.L.Puram	West Godavari	Kamavarapukota
Vizianagaram	Mentada	West Godavari	Tallapudi
Vizianagaram	Makkuva	West Godavari	Peravali
Vizianagaram	Dattirajeru	West Godavari	Pedavegi
Vizianagaram	Badangi	West Godavari	Koyyalagudem
Vizianagaram	Vepada	West Godavari	Penumantra
Vizianagaram	Jiyyammavalasa	West Godavari	Narasapuram
District	Mandal	District	Mandal
West Godavari	Tadepalligudem	Y.S.R. KADAPA	Galiveedu
West Godavari	Pedapadu	Y.S.R. KADAPA	Pendlimarri
West Godavari	Dwaraka Tirumala	Y.S.R. KADAPA	Vontimitta
West Godavari	Undi	Y.S.R. KADAPA	Vemula
West Godavari	Chagallu	Y.S.R. KADAPA	Duvvur
West Godavari	Akividu	Y.S.R. KADAPA	Mylavaram
West Godavari	Bhimadole	Y.S.R. KADAPA	Nandalur
West Godavari	Nallajerla	Y.S.R. KADAPA	Lakkireddipalle
West Godavari	Denduluru	Y.S.R. KADAPA	Gopavaram
West Godavari	Devarapalle	Y.S.R. KADAPA	Sidhout
West Godavari	Gopalapuram	Y.S.R. KADAPA	Muddanur
West Godavari	Jangareddigudem	Y.S.R. KADAPA	Badvel
West Godavari	Veeravasaram	Y.S.R. KADAPA	S.Mydukur
West Godavari	Undrajavaram	Y.S.R. KADAPA	Jammalamadugu
West Godavari	Pentapadu	Y.S.R. KADAPA	Ramapuram
West Godavari	Kalla	Y.S.R. KADAPA	Vallur
West Godavari	Iragavaram	Y.S.R. KADAPA	Kondapuram
West Godavari	Kovvur	Y.S.R. KADAPA	Rayachoti
West Godavari	Palacoderu	Y.S.R. KADAPA	Vempalle
Y.S.R. KADAPA	Pullampeta	Y.S.R. KADAPA	Rajampet
Y.S.R. KADAPA	Lingala	Y.S.R. KADAPA	Chapad
Y.S.R. KADAPA	Rajupalem	Y.S.R. KADAPA	Chennur
Y.S.R. KADAPA	B.Kodur	Y.S.R. KADAPA	Proddatur
Y.S.R. KADAPA	Veeraballe	Y.S.R. KADAPA	C.K.Dinne
Y.S.R. KADAPA	S.A.K.N	Y.S.R. KADAPA	Kodur
Y.S.R. KADAPA	Peddammudium		

Y.S.R. KADAPA	Penagalur		
Y.S.R. KADAPA	Brahmamgarimattam		
Y.S.R. KADAPA	Atlur		
Y.S.R. KADAPA	Veerapunayunipalle		
Y.S.R. KADAPA	Chinnamandem		
Y.S.R. KADAPA	T Sundupalle		
Y.S.R. KADAPA	Chakrayapet		
Y.S.R. KADAPA	Simhadripuram		
Y.S.R. KADAPA	Thondur		
Y.S.R. KADAPA	Chitvel		
Y.S.R. KADAPA	Sambepalle		
Y.S.R. KADAPA	Porumamilla		
Y.S.R. KADAPA	Khajipet		
Y.S.R. KADAPA	Kalasapadu		

[1] The above list has submitted by Commissionerate of Industries

[2] The above list has submitted by Commissionerate of Industries

#### **Annexure- IV: Committee Members**

##### **State level Scrutiny Committee (SLSC)**

1. Executive Director, APIIC, HO
2. Joint Director of Industries Department to be nominated by the Chair
3. Chief General Manager (Asset Management), APIIC, HO-Convenor
4. Chief Engineer(South), APIIC, HO and Chief Engineer(North), APIIC, HO
5. Chief General Manager- Finance, APIIC
6. Managing Director, APITCO
7. Zonal Managers concerned zones from District as Special Invitees
8. Any other members nominated by the chair for specific proposals.

##### **State Land Allotment Committee (SLAC)**

1. VC & MD, APIIC - Chairman
  2. Executive Director, APIIC, HO- Convener
  3. Commissioner of Industries, AP
  4. Member Secretary, APPCB
  5. Managing Director, APSFC
  6. Representative from AP Food Processing Society
  7. Any other member nominated by the Chairman for specific proposals.
- The above committees shall meet at least once every month.

### **Project Implementation Monitoring Committee (PIMC)**

1. Vice Chairman & Managing Director- Chairman
2. Executive Director(s)
3. Chief Engineer(s)
4. Company Secretary
5. Chief General Manager(Finance)
6. General Manager(Legal)
7. General Manager(AM)-
8. General Manager(AM)-
9. Chief General Manager(AM)- Convener

### **Committee for Extension of Time (EoT)**

1. Vice Chairman & Managing Director- Chairman
2. Executive Director
3. Engineer- In-Chief
4. Chief Engineer (North)
5. Chief Engineer (South)
6. Company Secretary
7. Chief General Manager (Finance)
8. General Manager (Law)
9. General Manager (AM) (North)
- 10..General Manager (AM) (South)
11. Chief General Manager (AM) (Convener)

### **ANNEXURE-A**

(Application form for Right of Way)

1.	<i>Applicant Category</i>	(Category-I / II/ III)
2.	<i>Name of the Applicant</i>	
3.	<i>Name of Industrial Estate (Developed or possessed by APIIC)</i>	
4.	<i>Details of Existing Unit (abutting APIIC's Industrial Estate)</i>	

4.1.	District		Mandal	
4.2.	Land Extent (Acre)		Survey No.	
4.3.	Line of activity		Status of Project	(Implemented/ Not started/ Under implementation)
4.4.	Investment made so far (INR Cr)		Employment generated/ to be generated	
5.	Purpose of Right of Way (Attach : Detail Project Report)			
6.	Requested access Point			
6.1.	Google Coordinates		Width of access point	
6.2.	Cost of Construction of access point (INR cr)		Timeline for construction (Maximum 6 months is permissible)	
6.3.	Traffic Forecast <i>In Passenger car Equivalent: PCE)</i>		Maximum Vehicle Load (in Tones)	
7.	Details of abutting Land/ plot applied for allotment to APIIC for approach road (if any)			
7.1.	District		Name of IP	
7.2.	Land Extent (Acre)		Plot No(s).	

R KARIKAL VALAVEN  
SPL. CHIEF SECRETARY TO GOVERNMENT & CIP.